

## Description of Parcel 1

Situated in the State of Ohio, County of Muskingum, Township of Salt Creek, being in the west half of the west half of Section 2, Range 12 West, Township 13 North, of "The Congress Lands East of the Scioto River", and being bounded and described as follows:

Commencing for reference at an iron pin found capped "SMB 7135" at the southwest corner of Section 2 (Note: Reference bearing on the west line of Section 2 used as North 00°20'50" East.);

thence, with the west line of Section 2 and the east line of a 38.62 acres tract as conveyed to Dennis Smith by Deed Volume 940, Page 49 of the Muskingum County Recorder's Office, North 00°20'50" East a distance of 1,808.98 feet to a point in the centerline of County Road No. 22 (Clay Pike) and at the southeast corner of a 20.00 acres tract as conveyed to Thelma Dailey by Deed Volume 1032, Page 313 of the Muskingum County Recorder's Office, said point being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning leaving the road with the section line and said Dailey property line, North 00°20'50" East a distance of 823.00 feet to an unmarked stone found at the northwest corner of the southwest quarter of Section 2 and at the northeast corner of said Dailey property, the same being the southeast corner of a 90.16 acres tract as conveyed to Norman Arnett, et.al., by Deed Volume 405, Page 403 of the Muskingum County Recorder's Office, passing through an iron pin set at a distance of plus 20.00 feet;

thence, continuing with the section line and the east line of said Arnett property, North 00°20'50" East a distance of 464.59 feet to an iron pin set;

thence, leaving the section line, South 89°40'20" East a distance of 279.94 feet to an iron pin set;

thence South 27°58'58" East a distance of 120.00 feet to an iron pin set;

thence South 00°20'50" West a distance of 1,220.00 feet to a point in the centerline of County Road No. 22 (Clay Pike), passing over the quarter section line at a distance of plus 360.43 feet and passing through two iron pins set at distances of plus 1,090.00 feet and plus 1,190.00 feet, respectively;

thence, with the centerline of County Road No. 22, the following two courses:

- (1) North  $83^{\circ}13'35''$  West a distance of 18.00 feet to a point;
- (2) thence North  $83^{\circ}13'35''$  West a distance of 321.02 feet to the Point of Beginning;

containing 10.036 acres, more or less, of which:  
6.508 acres is out of Parcel No. 60-60-30-02-07-000 and  
3.530 acres is out of Parcel No. 60-60-30-02-06-000.

Subject to all legal right-of-ways, easements, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of County Road No. 22 (Clay Pike).

Subject to the 100 year Flood Plain restrictions, if applicable.

Subject to a 50.00 feet wide easement being reserved unto the grantor, his heirs, and/or assigns, forever. Said easement is for the purposes of running utilities to other parcels of land on or near the centerline of County Road No. 22. Said easement runs in an east-west direction across the south end of the above described property with the south line of said easement being the centerline of County Road No. 22. Containing 0.389 acres, more or less, of easement.

Subject to any facts that may be disclosed in a full and accurate title search.

All iron pins set are  $1/2''$  x 30" rebar capped and labeled "Claus 6456".

The bearings in this description are for angle calculations only and are based on the west line of Section 2 used as an assumed bearing of North  $00^{\circ}20'50''$  East.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of November 30, 1995.

Prior Deed: Deed Volume \_\_\_\_\_, Page \_\_\_\_\_.

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DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER

BY *R. W. Claus*

12-7-95

22 21

3 2

FERRY TWP  
SALT CREEK TWP

20 Ac.  
V. 105 R. 913

S 89°16'20"E - 1215.21' Total

The bearings on this plat are for magnetic declination only, and are subject to change.



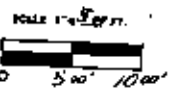
# SURVEY PLAT for BRUNER LAND CO.

Platted in the State of Ohio, County of Hamilton, Township of Salt Creek, being in the NE 1/4 of Sec. 2, T. 10 N., R. 9 E., S. 22 E.

- (1) All deeds to show.
- (2) County tax maps.
- (3) U.S.A. quadrangle map.
- (4) Survey plat by A.A. Bruner.
- (5) Survey plat by C.A. Bruner.
- (6) Survey plat by C.A. Bruner.
- (7) Survey plat by C.A. Bruner.
- (8) Survey plat by C.A. Bruner.
- (9) Survey plat by C.A. Bruner.
- (10) Survey plat by C.A. Bruner.
- (11) Survey plat by C.A. Bruner.
- (12) Survey plat by C.A. Bruner.

Subject to all legal restrictions, easements, covenants, conditions, restrictions, and zoning regulations of record. Subject to 100 year flood plain restrictions, if applicable. Subject to any facts that may be contained in a full and accurate title survey, including the flood plain, if applicable.

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Norman Arnett, et al.  
29.16 Ac.  
V. 105 R. 913

60-60-30-02-06-0

Donald & Patricia Perry  
20 Ac.  
V. 105 R. 913

N-1/2 Section Line

40 Ac.  
V. 105 R. 913

N.E. CORNER OF THE WEST HALF OF S. 1/4 OF SEC. 2

N-1/2 Section Line

George P. Yinger  
8.53 Ac.  
V. 107 R. 265

N-1/2 Section Line

Thelma Daley  
20 Ac.  
V. 105 R. 913

60-60-30-02-07-000

Randall Arch  
3.98 Ac.  
V. 101 R. 31

APPROVED FOR RECORDS TRANSFER

12-7-95

Dennis Smith  
30.42 Ac.  
V. 90 R. 99

Delbert Binion  
22.53 Ac.  
V. 90 R. 91

S.E. CORNER OF WEST HALF OF S. 1/4 OF SECTION 2

SECTION 2  
SECTION 11

Oliver Shaw  
61.92 Ac.  
V. 102 R. 142

Frank & Tina Clark  
79.13 Ac.  
V. 101 R. 84

Thomas & Lorella Love  
79 Ac.  
V. 102 R. 195

LINE	BEARING	DIST.
A	S 89°16'20"E	64.91'
B	S 89°16'20"E	261.26'
C	N 0°30'30"E	48.26'
D	S 89°16'20"E	64.91'
E	S 89°16'20"E	100.00'
F	S 89°16'20"E	100.00'
G	S 89°16'20"E	100.00'
H	S 89°16'20"E	100.00'
I	S 89°16'20"E	100.00'
J	S 89°16'20"E	100.00'
K	S 89°16'20"E	100.00'
L	S 89°16'20"E	100.00'
M	S 89°16'20"E	100.00'
N	S 89°16'20"E	100.00'
O	S 89°16'20"E	100.00'
P	S 89°16'20"E	100.00'
Q	S 89°16'20"E	100.00'
R	S 89°16'20"E	100.00'
S	S 89°16'20"E	100.00'
T	S 89°16'20"E	100.00'
U	S 89°16'20"E	100.00'
V	S 89°16'20"E	100.00'
W	S 89°16'20"E	100.00'
X	S 89°16'20"E	100.00'
Y	S 89°16'20"E	100.00'
Z	S 89°16'20"E	100.00'
AA	S 89°16'20"E	100.00'
AB	S 89°16'20"E	100.00'
AC	S 89°16'20"E	100.00'
AD	S 89°16'20"E	100.00'
AE	S 89°16'20"E	100.00'
AF	S 89°16'20"E	100.00'
AG	S 89°16'20"E	100.00'
AH	S 89°16'20"E	100.00'
AI	S 89°16'20"E	100.00'
AJ	S 89°16'20"E	100.00'
AK	S 89°16'20"E	100.00'
AL	S 89°16'20"E	100.00'
AM	S 89°16'20"E	100.00'