

Description of Parcel 3

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 $00^{\circ}20'50''$ East.);

thence, with the south line of Section 2 and the north line of a 79.13 acres tract as conveyed to Frank and Tina Clark by Deed Volume 861, Page 84 and the north line of a 1.18 acres tract as conveyed to Holmes Limestone by Deed Volume 1100, Page 613 of the Muskingum County Recorder's Office, South $89^{\circ}25'09''$ East a distance of 1,300.48 feet to an marked stone found at the southeast corner of the west half of the southwest quarter of Section 2;

thence, with the quarter-quarter section line, North $00^{\circ}05'06''$ West a distance of 2,632.14 feet to an iron pin set at the northeast corner of the west half of the southwest quarter of Section 2;

thence, continuing with the quarter-quarter section line and the west line of a 40.00 acres tract as conveyed to Donald and Patricia Perry by Deed Volume 1220, Page 578 of the Muskingum County Recorder's Office, North $00^{\circ}19'22''$ East a distance of 653.31 feet to an iron pin set, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning leaving the quarter-quarter section line and said Perry property line, North $89^{\circ}40'38''$ West a distance of 306.09 feet to an iron pin set;

thence South $00^{\circ}20'50''$ West a distance of 1,442.00 feet to a point in County Road No. 22 (Clay Pike), passing over the quarter section line at a distance of plus 651.93 feet and passing through two iron pins set at distances of plus 1,317.00 feet and plus 1,417.00 feet, respectively;

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

- (1) South $73^{\circ}33'24''$ West a distance of 130.00 feet to a point;
- (2) thence, continuing, South $73^{\circ}33'24''$ West a distance of 108.51 feet to a point;

(3) thence South 77°44'31" West a distance of 72.73 feet to a point;

thence, leaving the road, North 00°20'50" East a distance of 2,885.84 feet to an iron pin set in the south line of a 20.00 acres tract as conveyed to Norman Arnett, et.al., by Deed Volume 405, Page 433 of the Muskingum County Recorder's Office, passing through three iron pins set at distances of plus 26.00 feet, plus 126.00 feet and plus 1,257.16 feet, respectively, and passing over the quarter section line at a distance of plus 876.06 feet;

thence, with the south line of said Arnett property, South 89°26'00" East a distance of 804.84 feet to an iron pin set in the quarter-quarter section line and at the southeast corner of said Arnett property;

thence, with the quarter-quarter section line and the west line of two 40.00 acres tracts as conveyed to Donald and Patricia Perry by Deed Volume 1020, Page 578 of the Muskingum County Recorder's Office, South 00°19'22" West a distance of 1,358.62 feet to the Point of Beginning;

containing 29.078 acres, more or less, of which:

5.739 acres is out of Parcel No. 60-60-30-02-07-000 and
23.339 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 0.390 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°20'50" East.

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NOT RECORDABLE**

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY
12-7-95

Page 3 of 3
Description of Parcel 3

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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22 21
3 2

FERRY TWP.
SALT CREEK TWP.

SURVEY PLAT for BRUNER LAND Co.

Situated in the State of Ohio, County of
HAMILTON CO., Township of SALT CREEK,
Range 13 East, Township 28 North, of the
CONGRESSIONAL LANDS, AND OF SALT CREEK.



The bearings on
this plat are for
magnetic variation
only and are based
on the N. P. M. S.
MAGNETIC VARIATION

- (1) All lands in this
- (2) Consider the map
- (3) D. & G. 2, square 100
- (4) Survey plat by T. H. Bruner
- (5) Survey plat by T. H. Bruner
- (6) Survey plat by T. H. Bruner
- (7) Survey plat by T. H. Bruner
- (8) Survey plat by T. H. Bruner
- (9) Survey plat by T. H. Bruner

Subject to all legal right-of-way, con-
-dents, restrictions, reservations, and
-other special claims of record, and to
-the laws of this State in relation to
-the same. Subject to any laws that may be
-hereafter enacted by the State of Ohio,
-relating to the same. The following are
-the items of record in the Public Land
-Office, State of Ohio, which are shown
-on this plat:

- 1000 sq. foot range "1000000" P. 28
- 1000 sq. foot range "1000000" P. 28
- 1000 sq. foot range "1000000" P. 28
- 1000 sq. foot range "1000000" P. 28
- 1000 sq. foot range "1000000" P. 28
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Arman Arnett, et al.
96.16 Ac.
V. 405 P. 433

60-60-30-02-06-0

Donald &
Ardia Perry
10 Ac.
V. 1000 P. 518

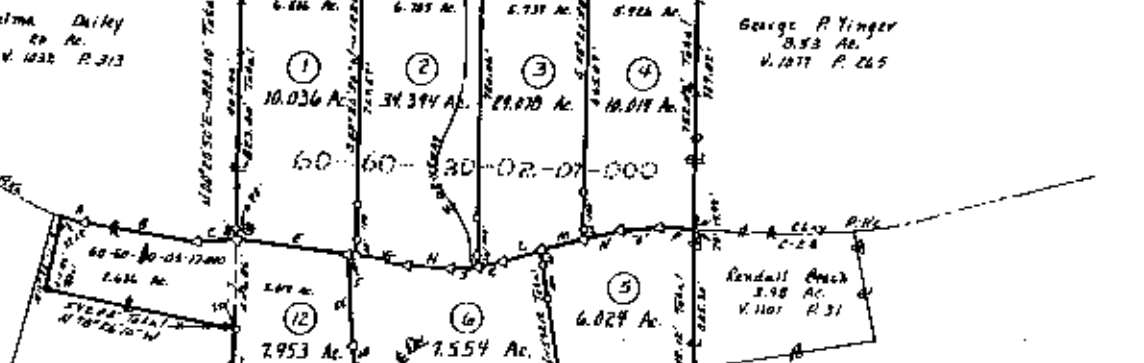
40 Ac.
V. 1000 P. 518

Thelma Daily
20 Ac.
V. 1032 P. 313

1/4 Section Line

U.S. CORNER OF THE
WEST HALF OF S.W. 1/4
OF SEC. 2

George P. Yinger
3.53 Ac.
V. 1071 P. 265



Randal Amos
2.98 Ac.
V. 1101 P. 31

Dennis Smith
30.22 Ac.
V. 990 P. 29

DECLARATION APPROVED
FOR ADVERSE TRANSFER

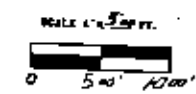
[Signature]
12-7-95

Delbert Binion
64.55 Ac.
V. 980 P. 91

Blenn Shaw
61.92 Ac.
V. 207 P. 162

Frank & Tina Clark
79.13 Ac.
V. 861 P. 84

Thomas & Loreta Love
79 Ac.
V. 1052 P. 195



LINE	BEARING	DIST.
A	S 70° 10' E	66.81'
B	S 41° 12' E	105.46'
C	N 67° 35' W	127.08'
D		
E	S 32° 15' E	22.88'
F	S 23° 15' E	69.80'
G	S 42° 58' W	174.60'
H	S 26° 10' E	116.88'
I		
J	N 86° 28' E	82.79'
K	N 72° 51' E	76.78'
L	N 31° 52' E	100.51'
M	N 33° 23' E	128.40'
N	N 37° 28' E	128.50'
O	N 49° 28' E	174.85'
P	N 33° 11' E	116.80'
Q	N 33° 11' E	116.80'
R	N 11° 30' W	66.72'
S	N 47° 57' W	95.80'
T	N 12° 26' E	126.79'
U	N 18° 20' E	116.81'
V	N 21° 02' W	118.14'
W	N 23° 07' W	85.60'
X	N 23° 22' W	37.45'
Y	N 23° 53' W	278.89'
Z	N 35° 15' W	76.82'
AA	N 35° 15' W	64.81'
BB	N 31° 28' W	64.81'
CC	N 20° 21' W	65.85'
DD	N 0° 01' E	226.27'
EE	N 02° 24' W	226.70'
FF		
GG	S 20° 10' W	22.25'
HH	N 23° 37' E	212.85'
II	S 38° 48' E	50.86'
JJ	N 37° 26' E	116.79'
KK		
LL		
MM		

95112