

60-30-02-07-007  
2622 OKEY RD

Description of Parcel 7

Situated in the State of Ohio, County of Muskingum, Township of Salt Creek, being in the west half of the southwest quarter 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 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 881, 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°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 and the west line of a 60.53 acres tract as conveyed to Delbert Binion by Deed Volume 900, Page 91 of the Muskingum County Recorder's Office, North 00°05'06" West a distance of 920.00 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 Binion property line, South 69°13'34" West a distance of 587.37 feet to a point in the centerline of Township Road No. 209, passing through two iron pins set at distances of plus 441.37 feet and plus 541.37 feet, respectively;

thence, with the centerline of Township Road No. 209, the following two courses:

(1) North 21°07'10" West a distance of 218.14 feet to a point;

(2) thence North 25°07'50" West a distance of 83.60 feet to a point;

thence, leaving the road, North 62°22'17" East a distance of 726.85 feet to an iron pin set in the quarter-quarter section line and in the west line of said Binion property, passing through two iron pins set at distances of plus 19.00 feet and plus 119.00 feet, respectively;

thence, with the quarter-quarter section line and the west line of said Binion property, South 00°05'06" East a distance of 415.00 feet to the Point of Beginning;

Page 2 of 2  
Description of Parcel 7

containing 5.019 acres, more or less, out of Parcel No. 60-60-30-02-07-000.

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

Subject to the right-of-way of Township Road No. 209.

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 Township Road No. 209. Said easement runs in a north-south direction across the west end of the above described property with the west line of said easement being the centerline of Township Road No. 209. Containing 0.346 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.

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

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

**OFFICE COPY  
NOT RECORDABLE**

DATE OF APPROVAL  
FOR AUDITORS TRANSFER

21 RTS ab  
12-7-95

22 21  
3 2

FERRY TWP  
SALT CREEK TWP

**SURVEY PLAT**  
for  
**BRUNER LAND Co.**

Booked in the State of Ohio, County of  
COLUMBIANA, Township of SALT CREEK,  
being in the NE 1/4 of Sec. 2,  
T. 22 N., R. 21 E.,  
Range 2 East, Township 22 North, of the  
COLUMBIANA MERIDIAN.

The bearings on  
this plat are for  
magnetic meridian  
only and are subject  
to the variation  
of the same.



- REMARKS**
- (1) All land in above.
  - (2) County lot map.
  - (3) U.S.G.S. quadrangle map **ADRIAN**.
  - (4) Survey plat by **A. S. BRUNER**.
  - (5) Survey plat by **W. H. BRUNER**.
  - (6) Survey plat by **W. H. BRUNER**.
  - (7) Survey plat by **W. H. BRUNER**.
  - (8) Survey plat by **W. H. BRUNER**.
  - (9) Survey plat by **W. H. BRUNER**.
  - (10) Survey plat by **W. H. BRUNER**.
  - (11) Survey plat by **W. H. BRUNER**.
  - (12) Survey plat by **W. H. BRUNER**.

- NOTES**
- Subject to all legal rights-in-use, con-  
straints, restrictions, covenants, and  
other regulations of record, subject to  
100 year flood plain restrictions, if  
applicable, subject to any laws that may be  
enacted in a full and complete title exam-  
ination.
  - 1/4" iron pin set upon "CLOSED" plat.
  - Iron pin (flag) set upon.
  - Iron pin found upon "P.L.S. 5710".
  - Iron pin found upon "BRUNER 1212".
  - marked chain found.
  - survey angle point.
  - colored note set.
  - 2" x 2" iron found upon "sec 7125".
  - iron pin with iron found.
  - existing property found.
  - fence between found.
  - fence between found.

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NOT RECORDEABLE**

SCALE 1" = 500'  
0 500' 1000'



Harman Arnett, et al.  
70.76 Ac.  
V. 145 P. 433

Donald &  
Bertha Arny  
70 Ac.  
V. 122 P. 578

40 Ac.  
V. 122 P. 578

George P. Kingery  
8.53 Ac.  
V. 1077 P. 265

Randall Beach  
5.78 Ac.  
V. 1101 P. 31

Delbert Biman  
64.53 Ac.  
V. 988 P. 91

Thomas & Lovella Love  
79 Ac.  
V. 1282 P. 195

Thaine Dickey  
20 Ac.  
V. 1032 P. 313

Dennis & Smith  
38.22 Ac.  
V. 990 P. 19

Gunn Shaw  
61.92 Ac.  
V. 787 P. 142

60-60-30-02-06-0

60-60-30-02-07-000

DESCRIPTION APPROVED  
FOR PUBLIC TRANSFER

12-7-95

LINE	BEARING	DIST.
A	S 71° 42' 00" E	64.81'
B	S 81° 42' 00" E	72.66'
C	N 87° 32' 00" E	101.02'
D		
E	S 84° 15' 45" E	82.82'
F	S 84° 15' 45" E	72.66'
G	S 82° 28' 30" E	170.68'
H	S 84° 15' 45" E	101.02'
I		
J	N 71° 42' 00" E	82.81'
K	N 71° 42' 00" E	72.66'
L	N 71° 42' 00" E	101.02'
M	N 71° 42' 00" E	101.02'
N	N 71° 42' 00" E	101.02'
O	N 71° 42' 00" E	101.02'
P	N 71° 42' 00" E	101.02'
Q		
R	N 11° 30' 50" N	76.72'
S	N 87° 32' 00" N	82.81'
T	N 12° 26' 30" N	126.77'
X	N 12° 26' 30" N	126.77'
Y	N 12° 26' 30" N	126.77'
N	N 12° 26' 30" N	126.77'
X	N 12° 26' 30" N	126.77'
Y	N 12° 26' 30" N	126.77'
X	N 12° 26' 30" N	126.77'
AA	N 12° 26' 30" N	126.77'
BB	N 12° 26' 30" N	126.77'
CC	N 12° 26' 30" N	126.77'
DD	N 12° 26' 30" N	126.77'
EE	N 12° 26' 30" N	126.77'
FF		
GG	S 84° 15' 45" E	82.82'
HH	N 84° 15' 45" E	82.82'
II	N 84° 15' 45" E	82.82'
JJ	N 84° 15' 45" E	82.82'
KK	N 84° 15' 45" E	82.82'
LL		
MM		