

**DESCRIPTION OF PARCEL NO. 3**  
**(27.476 acres)**

Situated in the State of Ohio, County of Muskingum, Township of Union, being in the south half of Fractional Section 23, Range 5 West, Township 1 North, of "The U.S. Military District", and being bounded and described as follows:

Commencing for reference at a marked stone found at the northwest corner of Fractional Section 23, (Note: Reference bearing on the north line of the southwest quarter of Fractional Section 23 used as South  $87^{\circ}40'52''$  East.);

Thence, South  $02^{\circ}10'20''$  West a distance of 996.24 feet to a an iron pin set, being **THE TRUE POINT OF BEGINNING** for this description;

Thence, from said Point of Beginning and leaving the section line, North  $87^{\circ}49'59''$  East a distance of 636.36 feet to an iron pin set, passing through an iron pin set at a distance of plus 64.89 feet;

Thence North  $07^{\circ}51'12''$  East a distance of 243.94 feet to an iron pin set;

Thence South  $89^{\circ}30'33''$  East a distance of 627.20 feet to an iron pin set;

Thence North  $28^{\circ}22'39''$  West a distance of 167.68 feet to an iron pin set;

Thence North  $01^{\circ}39'16''$  East a distance of 68.05 feet to an iron pin set;

Thence North  $63^{\circ}07'17''$  East a distance of 364.01 feet to an iron pin set;

Thence North  $85^{\circ}01'50''$  East a distance of 248.20 feet to an iron pin set;

Thence South  $13^{\circ}23'29''$  West a distance of 205.66 feet to an iron pin set;

Thence North  $84^{\circ}12'44''$  East a distance of 383.11 feet to an iron pin set;

Thence South  $49^{\circ}18'15''$  East a distance of 300.00 feet to a point in the centerline of Township Road No. 65 (Hardesty Road), passing through two iron pins set at distances of plus 170.00 feet and plus 270.00 feet;

Thence, with the centerline of Township Road No. 65, the following eight courses:

1. South  $00^{\circ}06'46''$  East a distance of 25.00 feet to a point;
2. Thence South  $13^{\circ}30'49''$  West a distance of 62.87 feet to a point;
3. Thence South  $28^{\circ}34'54''$  West a distance of 64.51 feet to a point;
4. Thence South  $41^{\circ}36'18''$  West a distance of 62.67 feet to a point;
5. Thence South  $53^{\circ}09'58''$  West a distance of 47.16 feet to a point;
6. Thence South  $63^{\circ}20'38''$  West a distance of 64.45 feet to a point;
7. Thence South  $69^{\circ}08'04''$  West a distance of 89.83 feet to a point;
8. Thence South  $57^{\circ}04'57''$  West a distance of 20.00 feet to a point;

Thence, leaving the centerline of Township Road No. 65, North  $71^{\circ}36'52''$  West a distance of 62.86 feet to an iron pin set, passing through an iron pin set at a distance of plus 30.00 feet;

Description of Parcel No. 3 (27.476 acres)

Thence South 80°50'54" West a distance of 919.14 feet to an iron pin set, passing through two iron pins set at a distances of plus 80.00 feet and plus 180.00 feet;

Thence South 08°22'49" West a distance of 250.00 feet to an iron pin set in the north line of a 77.336 acres tract as conveyed to Ricky L. and Roxana L. Grant by Official Records Volume 1938, Page 221 of the Muskingum County Recorder's Office;

Thence, with the north line of said Grant tract, the following three courses:

1. South 79°25'25" West a distance of 42.00 feet to a 5/8" iron pin found capped "Biedenbach PS-5718, PS-6923";
2. Thence South 85°55'41" West a distance of 399.10 feet to a 5/8" iron pin found uncapped;
3. Thence South 83°18'57" West a distance of 647.74 feet to a 5/8" iron pin found capped "Biedenbach PS-5718, PS-6923" in the west line of Fractional Section 23;

Thence, with the section line, North 02°10'20" East a distance of 470.26 feet to the Point of Beginning;

Containing 27.476 acres, more or less, being a new split out of Auditor's Parcel No. 66-66-80-23-05-000.

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

Subject to the right-of-way of Township Road No. 65 (Hardesty Road).

Subject to the 100-Year Flood Plain restrictions, if applicable.

Subject to a 50.00 feet wide easement being reserved unto the grantors (Bruner Land Company, Inc.), their heirs, and or assigns, forever. Said easement being for the purpose of running utilities to other parcels of land on or near County Road No. 65. Said easement runs in a north-south direction across the east end of the above-described property with the east line of said easement being the centerline of County Road No. 65. Containing 0.501 acre, more or less, of easement.

All iron pins set are 5/8" x 30" rebar capped and labeled "Claus 6456".

The bearings in this description are for angle calculations only and are based on the north line of the south half of Fractional Section 23 used as an assumed bearing of South 87°40'52" East.

A plat of the above-described survey has been submitted for file at the County Engineer's Office.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on an actual field survey of June 23, 2007; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Official Records Volume \_\_\_\_\_, Page \_\_\_\_\_

Surveyor: \_\_\_\_\_

Date: \_\_\_\_\_

**OFFICE COPY  
NOT RECORDABLE**  
07-19-07



APPROVED FOR CLOSURE

*[Signature]* 7/18/07

EXEMPT FROM  
PLANNING COMMISSION

*[Signature]* 7/18/07

STATED IN THE STATE OF OHIO, COUNTY OF MARIETTA, TOWNSHIP OF UNION, BEING IN THE SOUTH HALF OF FRACTIONAL SECTION 23, RANGE 3 WEST, TOWNSHIP 1 NORTH, OF THE U.S. MILITARY DISTRICT:

PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD MAP "NORWICH".
- (4) TWO SURVEY PLATS BY STEPHEN M. BOWMAN.
- (5) SURVEY PLAT BY CHARLES R. HANSEN.
- (6) THIRD SURVEY PLAT BY RICHARD MAX CRAVENS.
- (7) THIRD SURVEY PLAT BY R. L. PETER DIAM.
- (8) SURVEY PLAT BY KENNETH CANNON.
- (9) SURVEY PLAT BY R. L. DANIELS.
- (10) SURVEY PLAT BY SAMUEL W. VANCE.
- (11) SURVEY PLAT BY W. J. BEDENBACH.

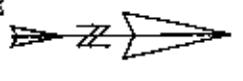
SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT IT WAS PREPARED FROM AN ACTUAL FIELD SURVEY.

**OFFICE COPY 07-06-07**  
**RECORDED**  
 MARIETTA, OHIO  
 L. 740-567-3168

REVISEMENTS	DATE	INITIALS

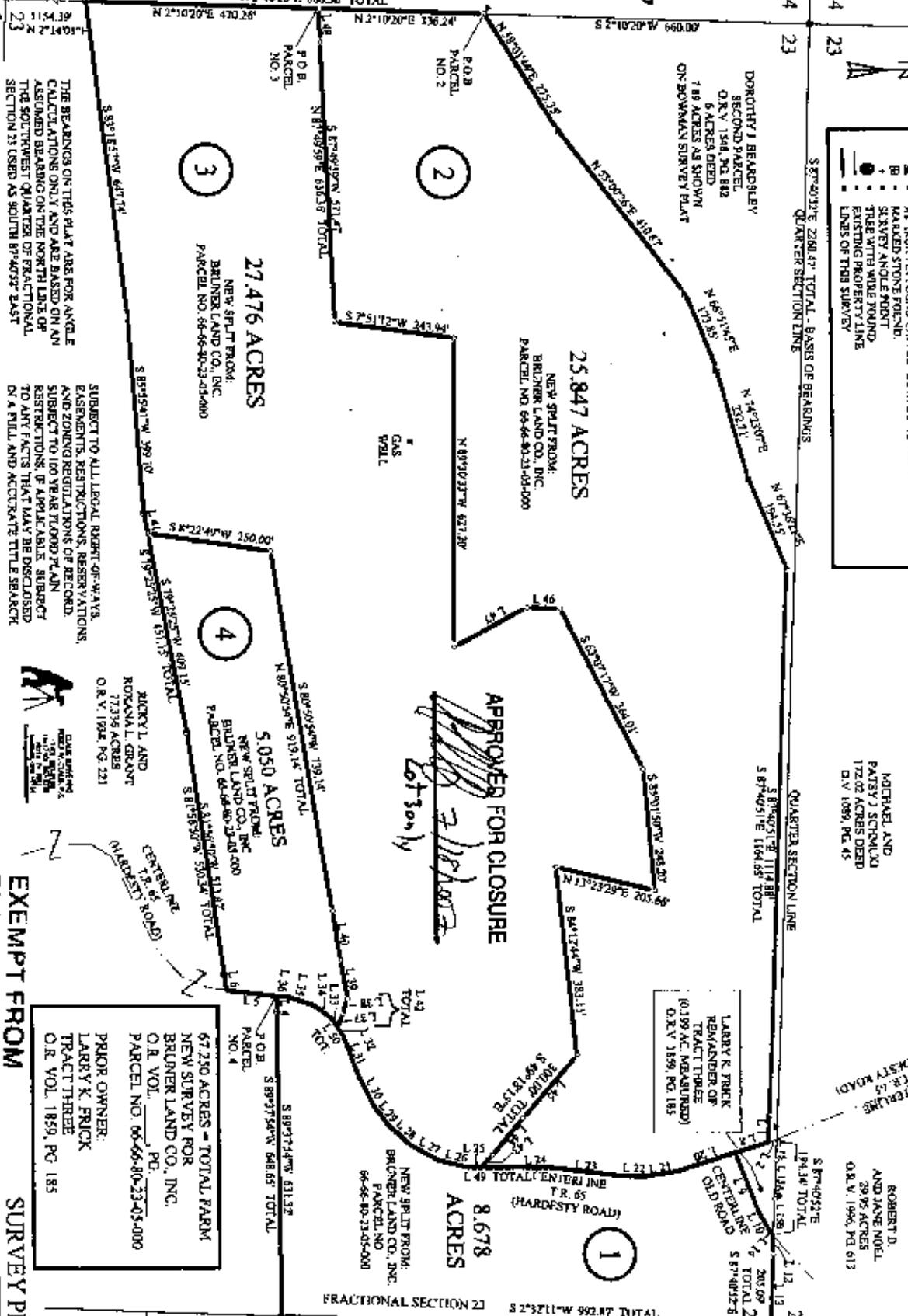
Line	Bearing	Distance	Remarks
1	S 87°40'51"E	49.71	DOROTHY J. BEARDSLEY PARCEL NO. 1
2	N 18°20'34"W	18.02	DOROTHY J. BEARDSLEY PARCEL NO. 2
3	S 89°47'52"E	17.33	DOROTHY J. BEARDSLEY PARCEL NO. 3
4	S 67°01'17"W	101.48	O.R.V. 1548, PG. 882
5	S 81°56'50"W	16.92	70.15 ACRES DEED
6	S 16°56'33"E	69.70	
7	S 68°47'06"E	122.85	
8	N 41°58'01"E	48.54	
9	S 87°40'51"E	30.00	
10	S 87°40'51"E	115.09	
11	S 87°40'51"E	113.81	
12	S 87°40'51"E	30.00	
13	S 87°40'51"E	78.39	
14	S 87°40'51"E	101.00	
15A	S 87°40'51"E	81.75	
15B	S 87°40'51"E	62.86	
16	S 23°10'08"W	66.00	
17	S 23°10'08"W	78.15	
18	S 23°10'08"W	144.15	
19	S 23°10'08"W	78.15	
20	S 17°38'42"E	123.47	
21	S 2°42'13"W	46.02	
22	S 2°42'13"W	53.15	
23	S 2°42'13"W	131.35	
24	S 0°06'46"E	140.54	
25	S 0°06'46"E	23.00	
26	S 1°37'04"W	62.87	
27	S 2°42'13"W	64.51	
28	S 41°19'41"W	62.57	
29	S 53°09'54"W	47.18	
30	S 61°22'38"W	64.45	
31	S 69°08'04"W	89.81	
32	S 17°04'57"W	20.82	
33	S 17°04'57"W	22.97	
34	S 16°03'37"W	43.36	
35	S 69°08'04"W	24.90	
36	S 17°04'57"W	20.00	



- 5/8" IRON PIN FOUND - LANK ENGINEERING, INC.
- LANK TEST 1'S MARIETTA 85-2127
- 5/8" IRON PIN FOUND - SHAWNEE 8797
- 5/8" IRON PIN FOUND - CAPRELL TEST 1'S 4458
- 5/8" IRON PIN SET CAPRELL TEST 1'S 6458
- 5/8" IRON PIN FOUND (ON-CORNER)
- 5/8" IRON PIN FOUND CAPRELL 54-10 BLK
- 5/8" IRON PIN FOUND CAPRELL BIEDENBACH 85-5718 PG. 8137
- 5/8" IRON PIN FOUND CAPRELL BOWMAN PG. 7355
- MARKED STONE FOUND
- STAKE WITH ANGLE POINT
- TREE WITH WIDE POINT
- EXISTING PROPERTY LINES
- LINES OF THIS SURVEY

0' 300' 600'  
 SCALE 1" = 300'

SURVEY PLAT FOR BRUNER LAND COMPANY, INC.



STATE OF OHIO  
 REGISTERED SURVEYOR  
 ROGER W. CLAUS  
 S-6456

**27.476 ACRES**  
 NEW SPLIT FROM:  
 BRUNER LAND CO., INC.  
 PARCEL NO. 66-66-80-23-03-000

**25.847 ACRES**  
 NEW SPLIT FROM:  
 BRUNER LAND CO., INC.  
 PARCEL NO. 66-66-80-23-03-000

**5.050 ACRES**  
 NEW SPLIT FROM:  
 BRUNER LAND CO., INC.  
 PARCEL NO. 66-66-80-23-03-000

**8.678 ACRES**  
 NEW SPLIT FROM:  
 BRUNER LAND CO., INC.  
 PARCEL NO. 66-66-80-23-03-000

**67.250 ACRES - TOTAL FARM**  
 NEW SURVEY FOR:  
 BRUNER LAND CO., INC.  
 O.R.V. 1859, PG. 185

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON AN ASSUMED BEARING ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 23 USED AS SOUTH 87°40'51" EAST.

SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EASEMENTS, RESTRICTIONS, RESERVATIONS, AND ZONING REGULATIONS OF RECORD, SUBJECT TO 100 YEAR FLOOD PLAIN RESTRICTIONS, IF APPLICABLE, SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

ROBERT D. AND JANE NOEL  
 15.59 ACRES  
 O.R.V. 1996, PG. 613

ROBERT D. AND JANE NOEL  
 39.95 ACRES  
 O.R.V. 1996, PG. 613

MICHAEL AND PATSY J. SCHWALM  
 172.02 ACRES DEED  
 D.V. 1089, PG. 45

LARRY R. TRER  
 REMAINDER OF TRACT THREE (61.99 AC. MEASURED)  
 O.R.V. 1859, PG. 185

JAMES R. AND DONA F. TODD  
 31.24 ACRES DEED  
 O.R.V. 1994, PG. 38

MARK S. AND KARIKA S. TODD  
 52.46 ACRES  
 O.R.V. 1812, PG. 539

RONALD J. WILKINS  
 5.13 ACRES  
 O.R.V. 2013, PG. 890

ROCKY AND KOKANAL GRANT  
 77.35 ACRES  
 O.R.V. 1924, PG. 221

CENTRALINE  
 1.15 ACRES  
 O.R.V. 1859, PG. 185