

Parcel -
06-60-2412-000

DESCRIPTION OF 84.853 ACRES

Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, being part in the southeast quarter of Section 23 and part in the southwest quarter of Section 24, Range 12 West, Township 12 North, of "The Congress Lands East of The Scioto River", and being bounded and described as follows:

Beginning at an iron pin set at the southeast corner of Section 23 and the southwest corner of Section 24 (Note: Reference bearing on the east line of the southeast quarter of Section 23 and the west line of the southwest quarter of Section 24 used as North 01°35'18" West.);

Thence, from said Point of Beginning and running with the south line of Section 23, South 87°16'29" West a distance of 1,289.53 feet to an un-marked stone found at the southeast corner of a 42.83 acres tract as conveyed to Benjamin and Eleanor Burcham by Deed Volume 1142, Page 959 of the Muskingum County Recorder's Office;

Thence, with the east line of said Burcham property, North 02°06'24" West a distance of 1,746.89 feet to a point in the centerline of Township Road No. 69 (Wilsonwood Road), passing through a 5/8" iron pin found capped "RLS 5410" at a distance of plus 1,731.89 feet;

Thence, with the centerline of Township Road No. 69, the following seventeen courses:

- (1) South 61°39'10" East a distance of 73.22 feet to a railroad spike set;
- (2) Thence South 67°18'53" East a distance of 107.54 feet to a railroad spike set;
- (3) Thence South 73°20'34" East a distance of 153.18 feet to a railroad spike set;
- (4) Thence South 68°53'29" East a distance of 109.26 feet to a railroad spike set;
- (5) Thence South 72°14'54" East a distance of 124.40 feet to a railroad spike set;
- (6) Thence South 77°47'00" East a distance of 146.06 feet to a point at or near the southeast corner of a 14.55 acres tract as conveyed to Harold Lewis Parker by the Second Parcel of the Second Tract of Deed Volume 984, Page 125 and also being at or near the southwest corner of an 18.78 acres tract in the Second Parcel of the First Tract of same said Deed Volume 984, Page 125 of the Muskingum County Recorder's Office;
- (7) Thence South 81°52'15" East a distance of 50.15 feet to a point;
- (8) Thence South 85°02'20" East a distance of 125.68 feet to a point;
- (9) Thence, continuing, South 85°02'20" East a distance of 39.32 feet to a point;
- (10) Thence North 79°57'40" East a distance of 143.88 feet to a point;
- (11) Thence North 74°57'40" East a distance of 121.90 feet to a point;
- (12) Thence, continuing, North 74°57'40" East a distance of 168.50 feet to a point in the east line of Section 23 and the west line of Section 24;
- (13) Thence North 78°20'06" East a distance of 138.21 feet to a railroad spike set;
- (14) Thence North 78°05'35" East a distance of 262.80 feet to a railroad spike set;

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- (15) Thence North 79°14'28" East a distance of 282.29 feet to a railroad spike set;
- (16) Thence North 87°18'19" East a distance of 252.59 feet to a railroad spike set;
- (17) Thence North 86°21'17" East a distance of 118.56 feet to a point in the west line of a 19.93 acres tract as conveyed to Elizabeth F. Wilson by the Third Tract of Deed Volume 1141, Page 60 of the Muskingum County Recorder's Office;

Thence, leaving the road, South 02°07'41" East a distance of 1,647.60 feet to an iron pin set in the south line of Section 24, passing through an iron pin set at a distance of plus 30.00 feet;

Thence, with the south line of Section 24, South 87°40'40" West a distance of 1,059.94 feet to The Point of Beginning;

Containing 84.853 acres, more or less, of which:
45.957 acres are all of Parcel No. 06-06-60-23-09 in the southeast quarter of Section 23 and
38.896 acres are out of Parcel No. 06-06-60-24-12 in the southwest quarter of Section 24.

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. 69.

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

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 east line of the southeast quarter of Section 23 and the west line of the southwest quarter of Section 24 used as North 01°35'18" West.

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 May 2, 2002; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Deed Volume 984, Page 125

Surveyor: _____

Date: _____

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DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY ASL
5-8-2002



SURVEY PLAT FOR BRUNER LAND CO., INC.

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM,
TOWNSHIP OF BLUE ROCK, BEING PART IN THE SOUTHEAST
QUARTER OF SECTION 23 AND PART IN THE SOUTHWEST
QUARTER OF SECTION 24, RANGE 12 WEST, TOWNSHIP 12
NORTH, OF "THE CONGRESS LANDS EAST OF THE SCIOTO RIVER".

- PERTINENT DOCUMENTS**
- (1) ALL DEEDS AS SHOWN.
 - (2) COUNTY TAX MAPS.
 - (3) U.S.G.S. QUAD MAP "RURALDALE"
 - (4) TWO SURVEY PLATS BY L. PETER DINAN
 - (5) SURVEY PLAT BY DANA A. SNOUFFER
 - (6) FOUR SURVEY PLATS BY R. L. DANIELS
 - (7) TWO SURVEY PLATS BY ROBERT A. JAMES
 - (8) SURVEY PLAT BY STEPHEN M. BOWMAN
 - (9) SURVEY PLAT BY RICHARD MAX GROVES
 - (10) SURVEY PLAT BY EARL R. DONAKER
 - (11) SURVEY PLAT BY DONALD E. BINCKLEY
 - (12) SURVEY PLAT BY CHARLES R. HARKNESS

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.

- = FENCE POST FOUND
- = GAS WELL
- = 1/2" X 30" IRON PIN FOUND CAPPED "CLAUS 6456"
- = 5/8" X 30" IRON PIN SET CAPPED "CLAUS 6456"
- = 5/8" IRON PIN FOUND UNCAPPED.
- = 5/8" IRON PIN FOUND CAPPED "RLS 5410"
- = 1/2" IRON PIN FOUND CAPPED "JAMES 6029"
- = 5/8" IRON PIN FOUND CAPPED "SNOUFFER RLS 7543"
- ⊕ = CONCRETE MONUMENT FOUND
- ⊕ = MARKED STONE FOUND.
- = UN-MARKED STONE FOUND
- + = SURVEY ANGLE POINT
- ▲ = RAILROAD SPIKE SET
- ▲ = RAILROAD SPIKE FOUND.
- ⊙ = TREE WITH WIRE FOUND
- = EXISTING PROPERTY LINES
- - - = FENCE EVIDENCE FOUND
- = LINES OF THIS SURVEY

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 ORIGINAL FIELD
SURVEY OF THE PREMISES.

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SIGNATURE	DATE
INITIALS	INITIALS

SURVEY PLAT FILE: 020419

0' 200' 400'
SCALE 1" = 200'



THE BEARINGS ON THIS PLAT ARE FOR ANGLE
CALCULATIONS ONLY AND ARE BASED ON AN
ASSUMED BEARING ON THE EAST LINE OF
THE SOUTHEAST QUARTER OF SECTION 23
AND THE WEST LINE OF THE SOUTHWEST
QUARTER OF SECTION 24 USED AS
NORTH 1°39'18" WEST.

Line	Bearing	Distance
1	N 2°06'24"W	293.32
2	N 2°06'24"W	15.00
3	S 61°59'10"E	73.22
4	S 67°18'53"E	107.54
5	S 73°20'34"E	153.18
6	S 68°53'29"E	109.20
7	S 72°14'54"E	124.40
8	S 77°47'00"E	146.06
9	S 81°52'15"E	50.15
10	S 85°02'20"E	125.68
11	S 85°02'20"E	39.32
12	N 79°57'40"E	143.88
13	N 74°57'40"E	121.50
14	N 74°57'40"E	168.50
15	N 78°20'06"E	138.21
16	N 78°05'35"E	262.80
17	N 79°14'28"E	282.29
18	N 87°18'19"E	252.59
19	N 86°21'17"E	118.56
20	S 2°07'41"E	30.00

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY *[Signature]*

5-8-2002

84.853 ACRES

NEW SURVEY FOR BRUNER LAND CO., INC.
SPLIT OUT OF D.V. 984, PG. 125
HAROLD LEWIS PARKER

HAROLD LEWIS PARKER
7.50 ACRES
THIRD PARCEL OF
SECOND TRACT
D.V. 984, PG. 125
PARCEL NO. 06-06-60-23-11

HAROLD LEWIS PARKER
14.55 ACRES
SECOND PARCEL OF
SECOND TRACT
D.V. 984, PG. 125
PARCEL NO. 06-06-60-23-12

HAROLD LEWIS PARKER
18.71 ACRES
SECOND PARCEL OF FIRST TRACT
D.V. 984, PG. 125
PARCEL NO. 06-06-60-23-10

HAROLD LEWIS PARKER
RESIDUE PART OF 64 ACRES TRACT
FIRST PARCEL OF FIRST TRACT
D.V. 984, PG. 125
PARCEL NO. 06-06-60-24-12

TERRY G. ECKROAD
45.332 ACRES
D.V. 1074, PG. 632
SEE PLAT ON PG. 631
PARCEL NO. 06-06-60-24-08.001

NELLYB CHEREVAS
26.42 ACRES
PARCEL ONE OF
D.V. 1136, PG. 417
PARCEL NO. 06-06-60-23-07-001
SEE PLAT IN D.V. 1142, PG. 961

BENJAMIN AND ELEANOR BURCHAM
42.85 ACRES
D.V. 1142, PG. 959
PARCEL NO. 06-06-60-23-07-000
SEE PLAT IN D.V. 1142, PG. 961

43.997 ACRES
ALL OF PARCEL NO. 06-06-60-23-09
PART OF FIRST PARCEL OF SECOND TRACT
D.V. 984, PG. 125

38.896 ACRES
OUT OF PARCEL NO. 06-06-60-24-12
PART OF FIRST PARCEL OF FIRST TRACT
D.V. 984, PG. 125

ELIZABETH F. WILSON
19.99 ACRES
THIRD TRACT OF
D.V. 1141, PG. 60

ELIZABETH F. WILSON
19.99 ACRES
FIRST TRACT OF
D.V. 1141, PG. 60

WALTER R. AND ELOISE E. SUTTON
78.57 ACRES RESIDUE PART OF
80.53 ACRES DEED
PARCEL ONE OF TRACT I
D.V. 630, PG. 118
PARCEL NO. 06-06-90-26-04-000

WALTER R. AND ELOISE E. SUTTON
40 ACRES
PARCEL ONE OF TRACT II
D.V. 630, PG. 118
PARCEL NO. 06-06-90-26-03-000

SCALE 1 : 7205.5

