

parcel #
06-90-26-03-001

Description of Parcel No. 1

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NOT RECORDABLE

Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, being part of the northwest quarter of Section 26, Range 12 West, Township 12 North, of "The Congress Lands East of the Scioto River", and being bounded and described as follows:

Commencing for Reference at a marked stone found at the northwest corner of Section 26 (Note: Reference bearing on the north line of Section 26 used as South 89°59'56" West.);

thence, with the west line of Section 26, South 00°29'19" East a distance of 1,169.00 feet to an iron pin set at the northwest corner of a 30.12 acres tract as conveyed to Ralph E. Mitchell by Deed Volume 608, Page 299 of the Muskingum County Recorder's Office;

thence, with the north line of said Mitchell property, North 89°59'56" East a distance of 1,305.84 feet to an iron pin found in the quarter-quarter section line, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning with the quarter-quarter section line, North 00°11'21" West a distance of 339.36 feet to a point in the centerline of County Road No. 235 (Bethlehem Road), passing through two iron pins set at distances of plus 164.36 feet and plus 319.36 feet, respectively;

thence, with the centerline of County Road No. 235, the following thirteen courses:

- (1) South 62°51'47" East a distance of 122.56 feet to a point;
- (2) thence, continuing, South 62°51'47" East a distance of 108.78 feet to a point;
- (3) thence South 59°49'06" East a distance of 82.14 feet to a point;
- (4) thence South 50°13'48" East a distance of 69.99 feet to a point;
- (5) thence South 37°06'16" East a distance of 93.60 feet to a point;
- (6) thence South 32°45'39" East a distance of 86.93 feet to a point;
- (7) thence South 29°32'37" East a distance of 46.58 feet to a point;
- (8) thence South 21°15'21" East a distance of 81.26 feet to a point;

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FOR AUDITORS TRANSFER

BY AL Smith

9-27-94

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- (9) thence South 10°24'33" East a distance of 191.79 feet to a point;
- (10) thence South 08°22'24" East a distance of 100.50 feet to a point;
- (11) thence South 09°07'04" West a distance of 124.99 feet to a point;
- (12) thence South 19°56'08" West a distance of 400.00 feet to a point;
- (13) thence South 13°50'22" West a distance of 69.50 feet to a point at the northeast corner of a 6.25 acres tract as conveyed to Doris Drake by Tract 3 of Deed Volume 1036, Page 624 of the Muskingum County Recorder's Office;

thence, leaving the road with the north line of said Drake property, South 89°11'31" West a distance of 367.62 feet to an iron pin set at the southeast corner of a 30.12 acres tract as conveyed to Ralph E. Mitchell by Deed Volume 608, Page 299 of the Muskingum County Recorder's Office, passing through an iron pin set at a distance of plus 25.00 feet;

thence, with the quarter-quarter section line and with the east line of said Mitchell property, North 00°19'45" East a distance of 976.44 feet to the Point of Beginning;

containing 12.705 acres, more or less, of which:

10.615 acres are ~~part~~ of Parcel No. 06-06-90-26-06-000 and
2.090 acres is all of Parcel No. 06-06-90-26-05-000.

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. 235.

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

Subject to a 40.00 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 County Road No. 235. 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. 235. Containing 1.450 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 "Class 6456".

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The bearings in this description are for angle calculations only and are based on the north line of the northwest quarter of Section 27 used as an assumed bearing of North 90°00'00" West (Due West).

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of September 22, 1994.

Prior Deed: Deed Volume _____, Page _____.

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JAMES D. DRAKE
80 Ac.
DV. 143 PG. 211

MELVIN R. LAU, JR.
79 Ac.
DV. 1088 PG. 37

MELVIN R.
LAU, JR.
69.25 Ac.
DV. 1088
PG. 27.

SURVEY PLAT

for

BRUNER LAND CO.

Situated in the State of Ohio, County of MUSKINGHAM, Township of BLUE ROCK being IN SECTIONS 22 AND 26

Range 12 West, Township 12 North, of "The CONGRESS LANDS EAST OF SCIOTO RIVER."

- PERTINENT DOCUMENTS**
- (1) All deeds as shown.
 - (2) County tax maps.
 - (3) U.S.G.S. quadrangle map RURALDALE
 - (4) Survey plat by CLAUS SURVEYING
 - (5) Survey plat by W.T. BIEDENBACH
 - (6) Survey plat by R.L. DANIELS
 - (7) " " " R.L. DANIELS
 - (8) " " " R.L. DANIELS
 - (9) " " " PETER DINAN

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.

N

The bearings on this plat are for angle calculations only and are based on THE NORTH LINE OF N.W. 1/4 OF SEC. 27 used as N 90° W SEE DV. 801 PG. 148.

SCALE 1" = 600' FT.

CLAUS SURVEYING
ROGER W. CLAUS, P.S.
(614) 567-3168
33310 TH 2085
Lewards, Ohio 43754

SURVEYOR'S 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 OF THE PREMISES.

Sept. 22, 1994 Roger W. Claus

REVISIONS

DATE	REVISIONS	BY



PAR. = DONALD ELLIS DV. 123 PG. 380
1 Ac. deed 0.476 AC. ACTUAL

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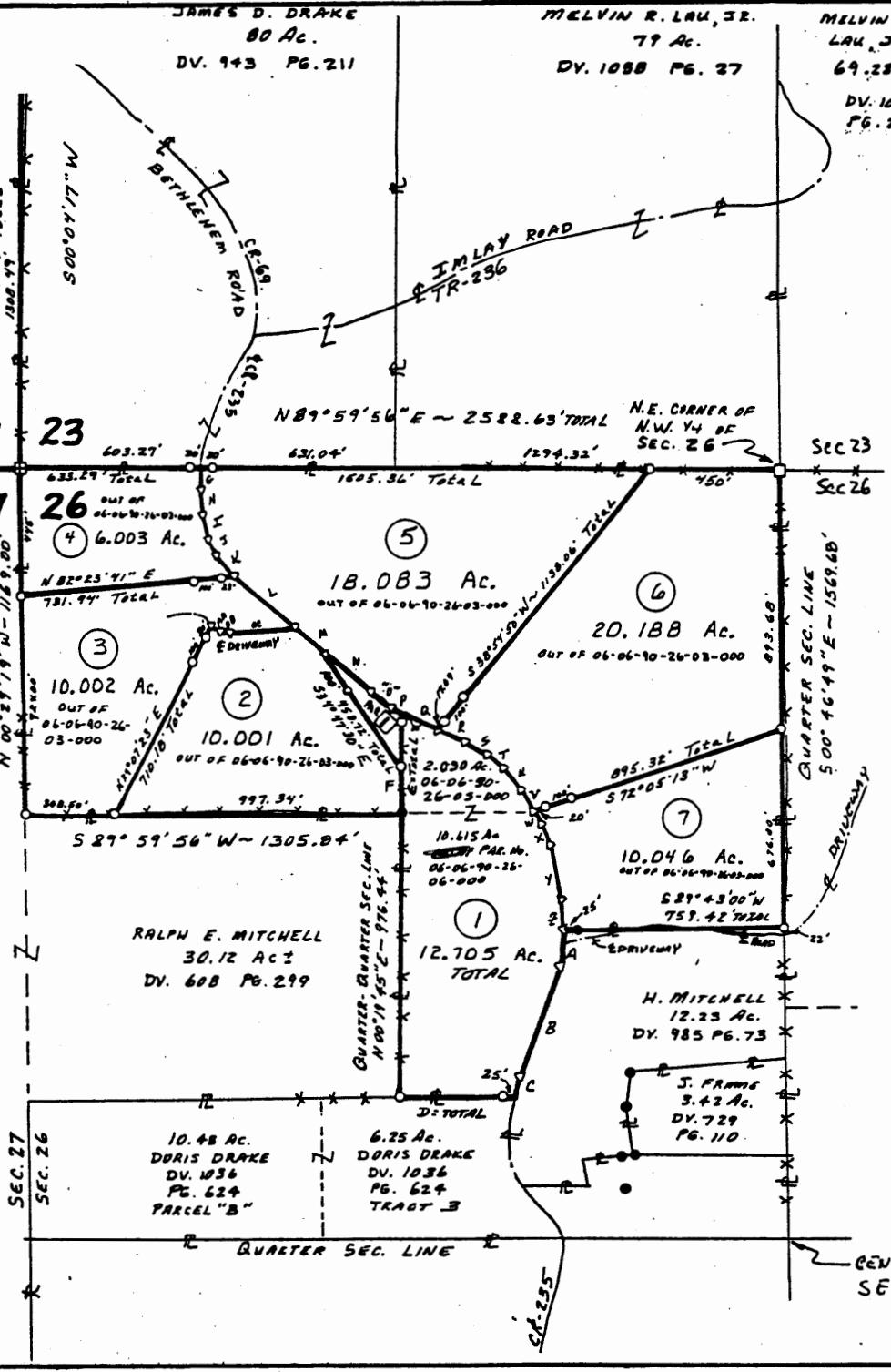
940827-1

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BY *[Signature]*
9-27-94

R AND M. MITCHELL
128.11 AC.
DV. 801 PG. 148

LINE	BEARING	DIST.	LINE	BEARING	DIST.
A	S 07° 07' 04" W	124.99'	AA	S 71° 19' 34" E	35.92'
B	S 19° 36' 08" W	400.00'	BB	S 82° 39' 18" E	35.42'
C	S 13° 50' 22" W	69.50'	CC	N 84° 37' 39" E	283.95'
D	S 89° 11' 31" W	367.62'	DD	N 80° 59' 48" E	49.10'
E	N 00° 11' 21" W	339.36'	EE	N 07° 16' 53" E	114.66'
F	N 00° 11' 21" W	164.36'	FF	S 88° 44' 41" E	106.12'
G	S 04° 35' 19" W	62.17'	GG	S 87° 33' 14" E	221.00'
H	S 02° 47' 40" E	83.86'	HH	S 87° 26' 35" E	198.96'
I	S 12° 40' 09" E	88.00'	II	S 87° 26' 35" E	82.92'
J	S 25° 20' 17" E	67.63'	JJ	N 87° 29' 34" E	215.40'
K	S 41° 10' 52" E	73.57'	KK	N 85° 19' 51" E	169.89'
L	S 49° 15' 21" E	299.53'	LL	N 78° 11' 45" E	76.57'
M	S 49° 06' 52" E	120.69'	MM	S 38° 40' 56" E	111.85'
N	N 79° 06' 52" W	200.38'	NN	S 35° 07' 33" E	109.32'
O	N 86° 16' 06" W	92.32'	OO	S 35° 07' 33" E	21.86'
P	N 62° 34' 13" N	29.32'	PP	S 35° 07' 33" E	23.40'
Q	S 62° 51' 47" E	122.56'	QQ	S 42° 56' 38" E	264.36'
R	S 62° 51' 47" E	108.78'	RR	S 35° 31' 16" E	81.65'
S	S 59° 49' 06" E	82.14'	SS	S 27° 42' 20" E	99.38'
T	S 50° 13' 48" E	69.99'	TT	S 29° 42' 13" E	185.18'
U	S 37° 06' 16" E	93.60'	UU	S 21° 38' 25" E	104.54'
V	S 32° 45' 39" E	86.93'	VV	S 21° 49' 25" E	136.51'
W	S 29° 32' 37" E	46.58'	WW	S 34° 20' 44" E	64.65'
X	S 21° 15' 21" E	81.26'	XX	S 44° 56' 10" E	87.18'
Y	S 10° 24' 33" E	191.79'	YY	S 51° 44' 00" E	113.20'
Z	S 08° 22' 24" E	100.50'	ZZ	N 54° 52' 29" E	222.94'



SEC. 27
SEC. 26

CENTER OF
SEC. 26