

08-30-25-04-002

## Description of Parcel # 3 (24.010 Acres)

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek, being in the northwest quarter of Section 25, Range 13 West, Township 11 North, of "The Congress Lands East of the Scioto River", and being bounded and described as follows:

Commencing for reference at a 5/8" iron pin found capped "Graves 5792" at northwest corner of Section 25 (Note: Reference bearing on the north line of the northwest quarter of Section 25 used as South 86°32'21" East.);

thence, with the section line common to Sections 16 and 25, South 86°32'21" East a distance of 1,406.40 feet to a point in the travelled portion of Baughman Run Road (60' R/W), being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning continuing with the common section line, South 86°32'21" East a distance of 681.00 feet to a point in the travelled portion of Baughman Road;

thence, leaving the section line, South 03°33'47" West a distance of 1,602.86 feet to a 5/8" iron pin set in the north line of a 70.19 acres tract as conveyed to the State of Ohio Department of Natural Resources by Tract Seven of Official Records Volume 2429, Page 176 of the Muskingum County Recorder's Office, passing through two 5/8" iron pins set at a distances of plus 30.00 feet and plus 130.00 feet, respectively;

thence, with the north line of said State of Ohio property, North 81°07'38" West a distance of 653.00 feet to a 5/8" iron pin set;

thence, leaving said State of Ohio property, North 02°25'05" East a distance of 1,541.52 feet to the Point of Beginning, passing through two 5/8" iron pins set at distances of plus 1,411.52 feet and plus 1,511.52 feet, respectively;;

containing 24.010 acres, more or less, being part of Parcel No. 08-30-25-04.

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. 32 (Baughman Run Road 60' R/W).

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

Subject to a 50.00 feet wide easement being reserved unto Bruner Land Company, Inc. 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 Baughman Run Road. Said easement runs in an east-west direction across the north end of the above-described property with the north line of said easement being the north line of the above-described parcel. Containing 0.782 acre, more or less, of easement.

All iron pins set are 5/8" x 30" rebar capped and labeled "Biedenbach Surveying, LLC. PS 7881".


The bearings in this description are for angle calculations only and are based on the north line of the northwest quarter of Section 25 used as an assumed bearing of South 86°32'21" East.

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

The above description prepared by Gregory A. Biedenbach, Ohio Registered Surveyor No. 7881, based on information obtained from an actual field survey of October 7, 2013. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Official Records Volume 2494, Page 555

Oct 7, 2013      **OFFICE COPY**  
Date      *Gregory A. Biedenbach*  
                 **NOT RECORDABLE**  
Gregory A. Biedenbach  
Ohio Registered Surveyor  
No. 7881.

A circular seal for the State of Ohio. The outer ring contains the text "STATE OF OHIO" at the top and "REGISTERED PROFESSIONAL SURVEYOR" at the bottom, separated by two stars. The inner circle contains the text "GREGORY A. BIEDENBACH" and "No. 7881".

Cc: Survey File: GB-1933G

08.30.25-04.002

The bearings on this plat are for angle calculations only and are based on the north line of the northwest quarter of Section 25 used as S 86°32'21" E.



SCALE : 1" = 300'

Line	Bearing	Distance
1	N 3°30'22"E	50.00'
2	N 86°18'01"W	129.20'
3	S 3°25'19"W	123.20'
4	N 85°59'38"W	472.78'
5	S 86°40'55"E	23.74'

B & N Coal Company  
D.V. 993 Pg. 267  
167.20 Acres

Bruner Land Co. INC.  
O.R.V. 2494 PG. 555  
94.068 Acres

Prior:

Tommy & Virginia Corder  
DV. 815 Pg. 281  
O.R.V. 2476 PG. 54

BIEDENBACH SURVEYING, LLC  
114 ADAMS AVENUE  
WOODSFIELD, OHIO 43793  
740.472.1262 OFFICE  
740.472.5298 FAX

# SURVEY PLAT FOR BRUNER LAND COMPANY, INC.

Clarence A. Goss  
O.R.V. 1685 Pg. 559  
141.31 Acres

Baughman Run  
S 86°32'21"E

Ted L. & Tami L. Mohan  
O.R.V. 1546 Pg. 496  
21.09 Acres

Clarence A. Goss  
O.R.V. 1685 Pg. 559  
141.31 Acres

Road 60' R/W  
2649.40' = Total

Chris L. & Jana N. Palone  
O.R.V. 2208 Pg. 781  
80 Acres

## PERTINENT DOCUMENTS

- (1) All deeds as shown.
  - (2) County Tax Maps.
  - (3) U.S.G.S. quadrangle map Philo.
  - (4) Survey plat by Dean & Assoc.
  - (5) Survey plat by Kevin Cannon.
  - (6) Survey plat by Richard Graves.
- Subject to all legal right-of-ways, encumbrances, restrictions, reservations and zoning regulations of record.  
Subject to the 100-year Flood Plain restrictions, if applicable.  
Subject to any facts that may be disclosed in a full and accurate title search.

Chris L. & Jana N. Palone  
O.R.V. 2208 Pg. 781  
80 Acres

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek, being in the northwest quarter of Section 25, Range 13 West, Township 11 North of the "Congress Lands East of the Scioto River".

## 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 OF THE PREMISES.

10/1/13  
Date  
Gregory A. Biedenbach  
Ohio Registered Surveyor  
No. 7881.

State of Ohio  
Department of Natural Resources  
Tract Seven  
O.R.V. 2429 Pg. 176  
70.19 Ac.

JOB NO. GB-1933G

- = 5/8" iron pin set capped "Biedenbach Surveying, LLC PS 7881"
- = 5/8" iron pin found uncapped
- \* = 5/8" iron pin found capped \* Deane 5451 \*
- \* = 5/8" iron pin found capped \* Graves 5792 \*
- = narrow tooth found
- \* = railroad spike or P.S. nail found
- ⊕ = tree found with fence wire
- = fence post found
- = existing property lines
- = fence evidence found
- = lines of this survey
- = 5" x 11/2" PVC pipe set on line

