

Description of Parcel 1

Situated in the State of Ohio, County of Muskingum, Township of Highland, being in the southwest quarter of Section 1, Range 5 West, Township 2 North, of "The United States Military District", and being bounded and described as follows:

Beginning at a point in the centerline of Township Road No. 443 (Stoneypoint Road) at the southwest corner of Section 1 (Note: Said point being located for reference North 75°00'16" West a distance of 4,012.98 feet from Muskingum County G.P.S. Monument No. 81 with its reference bearing to G.P.S. Monument No. A-81 being used as North 19°42'04" West.);

thence, from said Point of Beginning with the west line of Section 1, North 00°05'45" West a distance of 2,467.54 feet to an iron pin found capped "C.L.S. 7224" at the southwest corner of a 7.088 acres tract as conveyed to Robert V. Barr by Tract I of Deed Volume 339, Page 394 of the Muskingum County Recorder's Office, passing through an iron pin found capped "C.L.S. 7224" at a distance of plus 30.00 feet;

thence, with the south line of said Barr property, South 74°56'23" East a distance of 370.00 feet to an iron pin set;

thence, leaving the property line, South 00°15'40" East a distance of 2,371.42 feet to a point in the centerline of Township Road No. 443 in the south line of Section 1, passing through two iron pins set at distances of plus 2,252.73 feet and plus 2,352.73 feet, respectively;

thence, with the south line of Section 1, North 90°00'00" West a distance of 363.97 feet to the Point of Beginning;

containing 20.022 acres, more or less, being a new split out of Parcel No. 23-30-01-08-000.

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. 443.

Subject to a 30.00 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 Township Road No. 443. Said easement runs in an east-west direction across the south end of the above described property with the south line of said easement being the centerline of Township Road No. 443. Containing 0.251 acres, more or less, of easement.

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All iron pins set are rebar with yellow caps labeled "Claus 6456".

The bearings in this description are for angle calculations only and are based on the south line of Section 1 used as North 90°00'00" West as described in Deed Volume 1043, Page 216 of the Muskingum County Recorder's Office.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of June 3, 1991.

Prior Deed: Deed Volume _____, Page _____.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

J L Nambh
6-14-91

**OFFICE COPY
NOT RECORDABLE**

Carrie B. Ballentine
144 Ac.
D.V. 856 P. 167
Parcel I
23-30-02-01

Robert V. Barr
113.89 Ac. Deed
D.V. 334 P. 394
23-30-01-05
Tract I

Shirley Barr
91.03 Ac.
D.V. 371 P. 220
Tract II
23-30-01-06

82.51 Ac.
Tract I
23-30-01-03

SURVEY PLAT

for

BRUNER LAND CO.

SCALE 1" = 540'±

Prior: James H. Iva J. Weaver
D.V. 1093 P. 216
114.00 Ac. Deed
23-30-01-08-000
161.847 Ac. ACTUAL SURVEY.

Situated in the State of Ohio, County of Muskingum,
Township of Highland, being in the Southwest
Quarter of Section 1, Township 2 North,
Range 5 West, of the "United States Military
District".

- iron pin set "Class 6456"
- iron pin found "Class 7224"
- △ survey angle point
- fence evidence found
- lines of this survey
- property lines
- ⊙ tree
- ⊠ house

FILE: 910528



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Quarter Section Line

SECTION 2

MEASURE OF
S.W. 1/4 of Sec. 1

N 89° 51' 22" E - 1713.92'

Center of
Section 1

Quarter Sec. Line

George R. McDonald, et al.
80.30 Ac.
D.V. 687 P. 98
23-30-01-10

66 Ac.
Parcel II
23-30-02-16

Howard Morrow
100 Ac.
D.V. 140 P. 39
Parcel II
23-30-02-14

① 20.022 Ac. ② 20.003 Ac. ③ 21.560 Ac. ④ 20.024 Ac. ⑤ 20.011 Ac. ⑥ 20.007 Ac. ⑦ 20.011 Ac. ⑧ 20.207 Ac.

1/4 Sec. Line

Theodore King
85 Ac. Deed
D.V. 572 P. 322
23-30-01-09

NEAR & TR-443
= SECTION LINE

9 10

Lois R. Barr
21.0 Ac.
D.V. 1001 P. 221
23-30-01-01

N 90° 00' 00" W - 2647.44' TOTAL
NEAR & TR-443 (300' POINT ROAD)

S.E. Corner
S.W. 1/4 of
of Sec. 1

John W. Patterson
40 Ac.
D.V. 478 P. 484
23-10-10-11

Byron L. Dickinson
75.842 Ac. Deed
71.86 Ac. Residue
D.V. 932 P. 41
23-10-10-09

Roy Smith
13.25 Ac.
D.V. 943 P. 324
23-10-09-03

Virginia Barr
120 Ac.
1st Parcel of Tract II
D.V. 626 P. 164
23-10-10-12

TO
S.W. Corner
of Sec. 1

N 75° 00' 11" W - 6012.93'
REFERENCE LINE

CPS-01
PLACEMENT