

Description of Parcel No. 1
(6.352 Acres)

Being a new split from a 74.652 acres tract as conveyed to Bruner Land Company, Inc. by Official Records Volume 2681, Page 186 of the Muskingum County Recorder's Office and being bounded and described as follows;

Situated in the State of Ohio, County of Muskingum, Township of Highland, being in the northwest quarter of the southwest quarter of Section 24, Range 5 West, Township 2 North, of "The U.S. Military District" and being further bounded and described as follows:

Beginning at a 5/8" iron pin found capped "Hunnell 6889" at the northwest corner of the southwest quarter of Section 24 (Note: Reference bearing on the west line of the northwest quarter of the southwest quarter of Section 24 used as North 02°02'33" East);

thence, from said Point of Beginning and running with the north line of the southwest quarter of Section 24, South 86°46'03" East a distance of 116.15 feet to a point in the centerline of County Road No. 21 (Lodge Road), passing through an iron pin set at a distance of plus 86.15 feet;

thence, with the centerline of County Road No. 21, the following eight courses:

1. South 24°30'51" East a distance of 90.18 feet to a point;
2. thence South 23°53'25" East a distance of 125.15 feet to a point;
3. thence South 23°21'48" East a distance of 128.86 feet to a point;
4. thence South 21°48'00" East a distance of 101.82 feet to a point;
5. thence South 18°08'23" East a distance of 111.37 feet to a point;
6. thence South 10°45'50" East a distance of 160.50 feet to a point;
7. thence South 04°39'14" East a distance of 98.93 feet to a point;
8. thence South 06°43'39" West a distance of 162.58 feet to a point at the southwest corner of a 5.348 acres tract as conveyed to Cynthia Northrup by Official Records Volume 2085, Page 371 of the Muskingum County Recorder's Office;

thence, leaving the road, North 86°48'42" West a distance of 379.95 feet to an iron pin set in the west line of the northwest quarter of the southwest quarter of Section 24, passing through two iron pins set at distances of plus 30.00 feet and plus 130.00 feet, respectively;

thence, with said section line, North 02°02'33" East a distance of 918.89 feet to the Point of Beginning, passing through a 5/8" iron pin found capped "Biedenbach 5718" at a distance of plus 126.77 feet;

Containing 6.352 acres, more or less, being part of Parcel No. 23-80-24-08-000.

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

Subject to the right-of-way of County Road No. 21 (Lodge Road).

Page 2 of 2

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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. 21. Said easement runs in an north-south direction across the east end of the above-described property with the east line of said easement being the centerline of said County Road No. 21. Containing 1.124 acres, more or less, of easement.

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

All iron pins set are 5/8" x 30" rebar capped "Biedenbach Surveying, LLC. 7881 - 8534".

The bearings in this description are for angle calculations only and are based on the west line of the northwest quarter of the southwest quarter of Section 24 used as an assumed bearing of North 02°02'33" East.

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

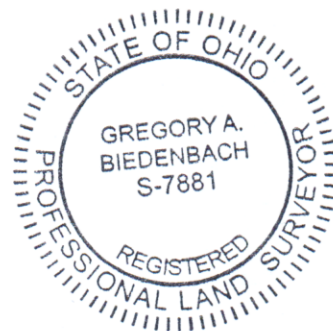
The above description was prepared by Gregory A. Biedenbach Registered Surveyor No. 7881, based on an actual field survey of January 05, 2017; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Official Records Volume 2681, Page 186.

Surveyor: Gregory A. Biedenbach

Date: Jan. 5, 2017

Survey File: GB-2676



DESCRIPTION
APPROVED
By: [Signature] 2/15/17

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

2/15/17
Date

Fee Paid

23-80-24-08-002 B
23-80-24-08-003 B
23-80-24-08-004 B
23-80-24-08-000 B

