

Description of 43.218 Acres

The following described parcel is a new split out of a 78.298 acres tract as conveyed to Bruner Land Company, Inc. by Book 2820, Page 918 of the Muskingum County Recorder's Office.

Situated in the State of Ohio, County of Muskingum, Township of Salt Creek, part being in the northeast quarter and part being in the east half of the northwest quarter of Section 12, Range 12 West, Township 13 North, of "The Congress Lands East of the Scioto River", and being bounded and described as follows:

BEGINNING at marked stone found at the center of Section 12 (Note: Reference bearing on the south line of the southwest quarter of the northeast quarter of Section 12 used as North 89°57'59" West.);

thence, from said Point of Beginning with the west line of the northeast quarter, North 00°15'17" East a distance of 600.30 feet to a 5/8" iron pin set at the northeast corner of a 35 acres tract as conveyed to Troyer – Troyer Group, LTD. by Parcel One of Book 2362, Page 78 of the Muskingum County Recorder's Office;

thence, with the north line of said Troyer – Troyer Group, LTD. property, South 89°53'05" West a distance of 940.34 feet to a marked stone found at the southeast corner of a 104.50 acres tract as conveyed to Charles E. and Patricia Tom by Book 690, Page 282 of the Muskingum County Recorder's Office;

thence, with said Tom property, the following 2 courses:

1. North 00°15'30" East a distance of 1,023.30 feet to an unmarked stone found;
2. thence North 89°24'01" East a distance of 940.36 feet to a fence corner post found in the west line of the northeast quarter of Section 12, a 5/8" iron pin set bears for reference South 00°15'17" West a distance of 50.00 feet;

thence, with the west line of the northeast quarter, South 00°15'17" West a distance of 50.00 feet to a 5/8" iron pin set;

thence South 37°14'22" East a distance of 1,709.12 feet to a point in or near the center of County Road No. 83 (Green Valley Road), passing through four 5/8" iron pins set at distances of plus 100.00 feet, plus 1,489.66 feet and plus 1,589.66 feet and plus 1,689.66 feet, respectively;

thence, in or near the center of County Road No. 83, the following 4 courses:

1. South 43°45'09" West a distance of 79.01 feet to a point;
2. thence South 41°59'55" West a distance of 82.61 feet to a point;
3. thence South 32°46'21" West a distance of 94.80 feet to a point;
4. thence South 26°03'12" West a distance of 25.85 feet to a point in the south line of the northeast quarter;

thence, with the south line of the northeast quarter, North 89°57'59" West a distance of 868.72 feet to the **POINT OF BEGINNING**, passing through a 5/8" iron pin found capped "C.R. Harkness P.L.S. 6885" at a distance of plus 24.83 feet;

Page 2 of 2

Description of 43.218 Acres

containing 43.218 acres, more or less, being part of Parcel No. 60-30-12-03-000.

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. 83 (Green Valley Road).

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., 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. 83. Said easement runs in a northeast-southwest direction across the southeast end of the above described property with the east line of said easement being the centerline of County Road No. 83. Containing 0.324 acre, more or less, of easement.

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

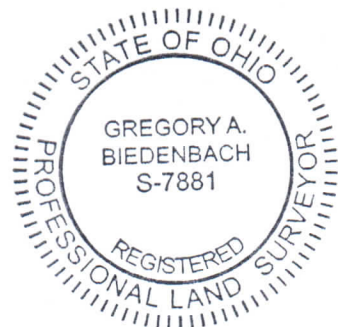
The bearings in this description are for angle calculations only and are based on the south line of the southwest quarter of the northeast quarter of Section 12 used as an assumed bearing of North 89°57'59" West.

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 November 7, 2018. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

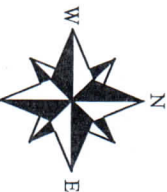
Prior Deed: Book 2820, Page 918

Nov. 7, 2018 **OFFICE COPY**
Date **NOT RECORDABLE**
Gregory A. Biedenbach
Ohio Registered Surveyor
No. 7881.



Cc: Survey File: GB-3122F

DESCRIPTION
APPROVED
By: A. M. 12/11/2018



Scale : 1" = 300'

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON AN ASSUMED BEARING ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12 USED AS NORTH 89°57'59" WEST.

SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EASEMENTS, RESTRICTIONS, RESERVATIONS, AND ZONING REGULATIONS OF RECORD. SUBJECT TO 100 YEAR FLOOD PLAN RESTRICTIONS, IF APPLICABLE. SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

CHARLES E. &
PATRICIA TOM
BOOK 690 PG. 282
104.50 ACRES
P.N. 60-30-12-05-000

LINE	BEARING	DISTANCE
L1	N 00°45'03" E	1205.59'
L2	S 43°45'09" W	79.01'
L3	S 41°59'55" W	82.61'
L4	S 32°46'21" W	94.80'
L5	S 26°03'12" W	25.85'

NEW SPLIT FROM
BOOK 2820 PG. 918
43.218 ACRES

BRUNER LAND COMPANY, INC.
BOOK 2820 PG. 918
78.298 ACRES TOTAL
PART OF P.N. 60-30-12-03-000

S 89°53'05" W 940.34'

TROYER - TROYER GROUP, LTD.
PARCEL ONE
BOOK 2362 PG. 78
35 ACRES
P.N. 60-30-12-06-000

TROYER - TROYER GROUP, LTD.
PARCEL TWO & THREE
BOOK 2362 PG. 78
87.18 ACRES
P.N. 60-30-12-07-000

PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP NORWICH.
- (4) SURVEY PLATS BY CHARLES HARKNESS.

N.W. CORNER
OF NE 1/4 OF
SEC. 12

GARY L. & CONNIE J. HURSEY, TRUSTEES
PARCEL 2
BOOK 2254 PG. 179
25 ACRES
P.N. 60-30-12-02-000

BRUNER LAND COMPANY, INC.
BOOK 2820 PG. 918
78.298 ACRES TOTAL
PART OF P.N. 60-30-12-03-000

NEW SPLIT FROM
BOOK 2820 PG. 918
35.080 ACRES

CHARLES W. & L. JOAN KLIES
BOOK 1591 PG. 426
80 ACRES
P.N. 60-30-12-01-000

N 37°14'22" W 1709.12' TOTAL
1389.66'
1389.66'

"BASIS OF BEARINGS"
N 89°57'59" W
1334.65' TOTAL

KEITH N. HERRON
BOOK 2664 PG. 172
104.30 ACRES
P.N. 60-30-12-12-000

Survey Plat for BRUNER LAND COMPANY

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF SALT CREEK, PART BEING IN THE NORTHEAST QUARTER AND PART BEING IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 12, RANGE 12 WEST, TOWNSHIP 13 NORTH OF "THE CONGRESS LANDS EAST OF THE SCIO TO RIVER".

- = 5/8" x 30" I.P. Set "Biedenbach Surveying, LLC. PS 7881"
- △ = survey angle point
- = I.P.F. uncapped (size noted)
- ⊗ = fence corner post found
- ⊠ = 5/8" I.P.F. capped "C.R. Harkness P.L.S. 6885"
- ⊞ = marked stone found
- = unmarked stone found

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. TITLE IS NOT GUARANTEED BY THIS SURVEY.

GREGORY A. BIENENBACH
OHIO REG. SURVEYOR PS 7881
BIENENBACH SURVEYING, LLC.
114 ADAMS AVENUE
WOODSFIELD, OHIO 43793
1.740.472.1262 OFFICE
1.740.472.5298 FAX

NOTE: THIS MAP IS AN ORIGINAL COPY ONLY WITH ORIGINAL SIGNATURE AND SEAL.

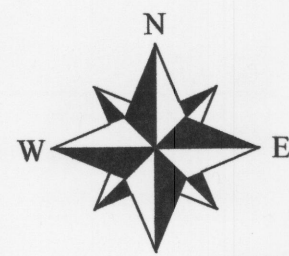
S.E. CORNER
OF NE 1/4
OF SEC. 12
(CALC. FROM
HARKNESS
SURVEY)

DESCRIPTION
APPROVED
By *Charles Harkness*

Survey File No.:

GB-31222F2

1.439.022



Scale : 1" = 300'

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DESCRIPTION

APPROVED

By: *Gregory A. Biedenbach* 12/18

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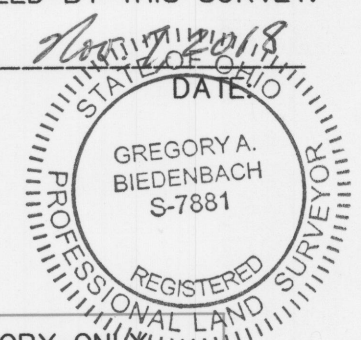
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S.E. CORNER
OF N.E.1/4
OF SEC. 12
(CALC. FROM
HARKNESS
SURVEY)

Survey File No.: GB-3122F2