

08-30-25-04-000

Description of Parcel # 2 (24.019 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 725.40 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 02°25'05" West a distance of 1,541.52 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 710.65 feet to a 5/8" iron pin set;

thence, leaving said State of Ohio property, North 03°23'59" East a distance of 1,474.24 feet to the Point of Beginning, passing through two 5/8" iron pins set at distances of plus 1,344.24 feet and plus 1,444.24 feet, respectively;;

containing 24.019 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.

08-30-25-04-000 A

Page 2 of 2
Description of Parcel #2 (24.019 Acres)

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

Date

Gregory A. Biedenbach
**OFFICE COPY
NOT RECORDABLE**
Gregory A. Biedenbach
Ohio Registered Surveyor
No. 7881.



Cc: Survey File: GB-1933G

08-30.25-04-000 B

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.

SURVEY PLAT FOR BRUNER LAND COMPANY, INC.

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

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

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

PERTINENT DOCUMENTS

- (1) All deeds as shown.
- (2) County Tax Maps.
- (3) U.S.G.S. quadrangle map Philo.
- (4) Survey plats by Dinan & Assoc.
- (5) Survey plat by Kevin Cannon.
- (6) Survey plat by Richard Graves.

Subject to all legal right-of-ways, easements, 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. 2281 Pg. 780
2 Ac.

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

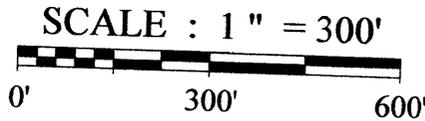
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT IT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES.

10/7/13
Date

Gregory A. Biedenbach
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.

Gregory A. Biedenbach



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	123.26'
4	N 85°59'38"W	472.78'
5	S 86°46'55"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

- = 5/8" iron pin set capped "Biedenbach Surveying, LLC. PS 7881"
- = 5/8" iron pin found uncapped
- ⊙ = 5/8" iron pin found capped "Dinan 5451"
- ⊠ = 5/8" iron pin found capped "Graves "5792"
- = harrow tooth found
- ⊙ = railroad spike or P.K. nail found
- ⊙ = tree found with fence wire
- ⊙ = fence post found
- = existing property lines
- * * = fence evidence found
- = lines of this survey
- = 5' tall X 1 1/2" PVC pipe set on line

Section 25 Newton
Section 25 Brush

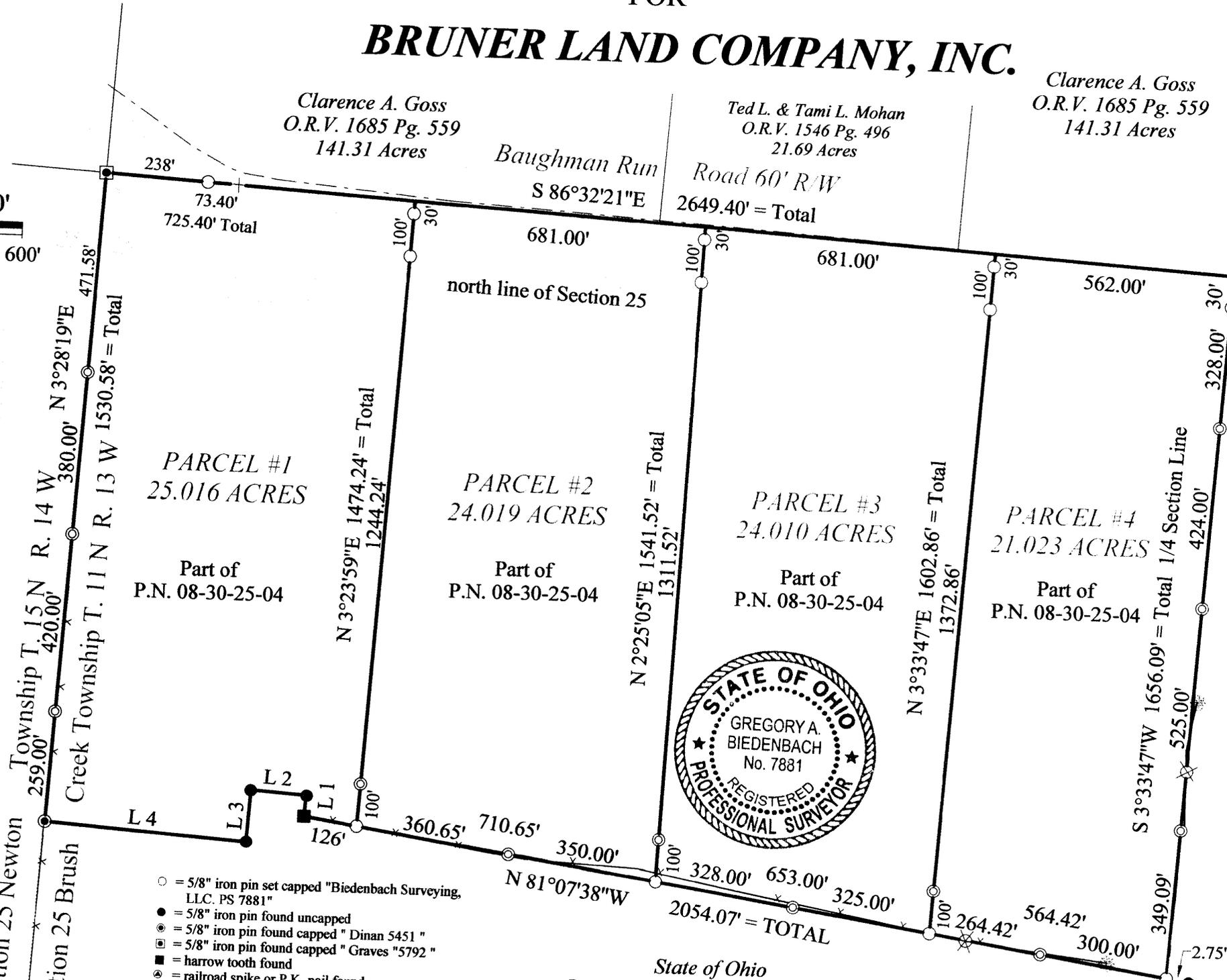
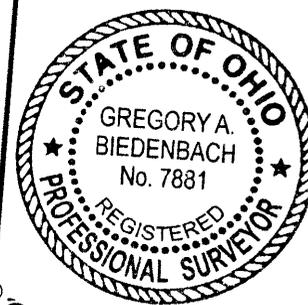
Township T. 15 N R. 14 W
Creek Township T. 11 N R. 13 W
1530.58' = Total

PARCEL #1
25.016 ACRES
Part of
P.N. 08-30-25-04

PARCEL #2
24.019 ACRES
Part of
P.N. 08-30-25-04

PARCEL #3
24.010 ACRES
Part of
P.N. 08-30-25-04

PARCEL #4
21.023 ACRES
Part of
P.N. 08-30-25-04



Description of 94.068 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:

Beginning 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, from said Point of Beginning with the north line of Section 25, South 86°32'21" East a distance of 2,649.40 feet to a point at the northeast corner of the northwest quarter of Section 25, passing through a 5/8" iron pin set at a distance of plus 238.00 feet;

thence, with the east line of the northwest quarter of Section 25, South 03°33'47" West a distance of 1,656.09 feet to a 5/8" iron pin set at the northeast corner 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 a 5/8" iron pin set at a distance of plus 30.00 feet;

thence, with the north line of said State of Ohio property, the following five courses:

1. North 81°07'38" West a distance of 2,054.07 feet to a harrow tooth found;
2. thence North 03°30'22" East a distance of 50.00 feet to a 5/8" iron pin found uncapped;
3. thence North 86°18'01" West a distance of 129.20 feet to a 5/8" iron pin found uncapped;
4. thence South 03°25'19" West a distance of 123.26 feet to a 5/8" iron pin found uncapped;
5. thence North 85°59'38" West a distance of 472.78 feet to a 5/8" iron pin found capped "Dinan 5451" in the west line of Section 25;

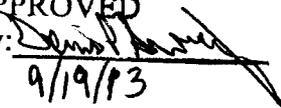
thence, with the west line of Section 25, North 03°28'19" East a distance of 1,530.58 feet to the Point of Beginning;

containing 94.068 acres, more or less, being all 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).

DESCRIPTION
APPROVED

By: 
9/19/13

Page 2 of 2
Description of 94.068 Acres

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

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

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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 September 9, 2013. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Deed Volume 815, Page 281 and Official Records Volume 2476, Page 54.

Sept. 9, 2013
Date
Gregory A. Biedenbach
Gregory A. Biedenbach
Ohio Registered Surveyor
No. 7881.

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NOT RECORDABLE**



Cc: Survey File: GB-1933F

