

**DESCRIPTION OF PARCEL NO. 1
(6.019 ACRES)**

Situated in the State of Ohio, County of Muskingum, Township of Highland, being in the west half of Section 15, Range 5 West, Township 2 North, of "The United States Military District", and being bounded and described as follows:

Commencing for reference at an iron pin set at the center of Section 15 (Note: Reference bearing on the south line of the northwest quarter of Section 15 used as South 83°34'53" East.);

Thence, with the east line of the southwest quarter of Section 15, South 05°54'13" West a distance of 342.54 feet to a point in the center of an 8" diameter corner fence post found at the northeast corner of a 60 acres tract as conveyed to Joseph VanReeth, Luann Hill, and Lita J. VanReeth by Deed Volume 1114, Page 550 of the Muskingum County Recorder's Office;

Thence, with the north line of said VanReeth property and the north line of an 80.60 acres residue tract of the original 160 acres tract as conveyed to William N. and Katherine Balderson by the Fifth Parcel of Deed Volume 1135, Page 111 of the Muskingum County Recorder's Office, North 83°37'46" West a distance of 2,300.04 feet to an iron pin set, being the **TRUE POINT OF BEGINNING** for this description;

Thence, from said Point of Beginning and continuing with the north line of said Balderson tract, North 83°37'46" West a distance of 270.00 feet to an iron pin set at the southeast corner of a 26.40 feet wide strip (0.60 acre tract) as conveyed to William N. and Katherine Balderson by the Fifth Parcel of Deed Volume 1135, Page 111 of the Muskingum County Recorder's Office;

Thence, with the east line of said 0.60 acre Balderson tract, North 06°10'37" East a distance of 990.00 feet to a point in the centerline of County Road No. 180 (New Hope Road), passing through an iron pin set on the north line of the southwest quarter of Section 15 at a distance of plus 344.69 feet and passing through another iron pin set at a distance of plus 960.00 feet, respectively;

Thence, with the centerline of County Road No. 180, the following two courses:

1. South 75°24'00" East a distance of 187.46 feet to a point;
2. Thence South 77°43'30" East a distance of 85.04 feet to a point;

Thence, leaving the road, South 06°10'37" West a distance of 954.42 feet to the Point of Beginning, passing through two iron pins set at distances of plus 30.00 feet and plus 130.00 feet, respectively and passing over the south line of the northwest quarter of Section 15 at a distance of plus 609.96 feet;

Containing 6.019 acres, more or less, of which:

3.883 acres in the northwest quarter of Section 15 (Parcel No. 23-23-40-15-03-002) and

2.136 acres in the southwest quarter of Section 15 (Parcel No. 23-23-40-15-08-000).

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. 180 (New Hope Road).

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

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. 180. 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 centerline of County Road No. 180. Containing 0.313 acre, more or less, of easement.

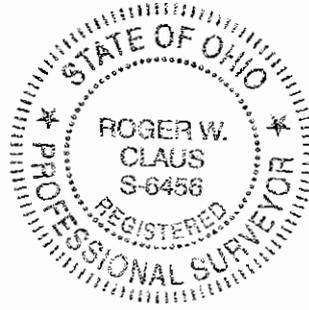
The bearings in this description are for angle calculations only and are based on the south line of the northwest quarter of Section 15 used as South 83°34'53" East.

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

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on an actual field survey of October 9, 2006; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Official Records Volume 2052, Page 254

Surveyor: *Roger W. Claus*
Date: 10-10-06



APPROVED FOR CLOSURE
[Signature]

SURVEY PLAT FOR BRUNER LAND CO., INC.

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM,
TOWNSHIP OF HIGHLAND, BEING IN SECTION 15, RANGE 5 WEST,
TOWNSHIP 2 NORTH, OF "THE UNITED STATES MILITARY DISTRICT".

PERTINENT DOCUMENTS

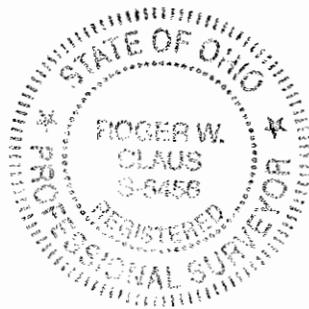
- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP "OTSEGO"
- (4) SURVEY PLAT BY W. J. BIEDENBACH

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON AN ASSUMED BEARING ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 15 USED AS SOUTH 83°34'53" EAST.

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

- ⊗ = 8" CORNER FENCE POST FOUND
- ⊙ = 1/2" X 30" IRON PIN FOUND CAPPED "CLAUS 6456".
- = 5/8" X 30" IRON PIN SET CAPPED "CLAUS 6456"
- = 5/8" IRON PIN FOUND UNCAPPED.
- ◻ = 3/4" IRON PIN FOUND UNCAPPED.
- ⊙ = 5/8" IRON PIN FOUND CAPPED "BIEDENBACH 5718 - 6923"
- ▲ = " IRON PIN FOUND CAPPED "
- ⊕ = CONCRETE MONUMENT FOUND
- ⊞ = MARKED STONE FOUND.
- = UN-MARKED STONE FOUND
- + = SURVEY ANGLE POINT
- ▲ = RAILROAD SPIKE SET
- ⊕ = RAILROAD SPIKE FOUND.
- ⊙ = TREE WITH WIRE FOUND
- = EXISTING PROPERTY LINES
- *— = FENCE EVIDENCE FOUND
- = LINES OF THIS SURVEY

Line	Bearing	Distance	57	S 77°43'30"E	239.35'
1	N 83°37'46"W	30.00'	58	S 6°10'37"W	30.00'
2	N 83°37'46"W	30.00'	59	S 6°10'37"W	100.00'
3	N 6°10'37"E	344.69'	60	S 6°10'37"W	344.06'
4	N 6°10'37"E	30.00'	61	N 83°37'46"W	297.00'
5	S 75°24'00"E	187.46'	62	S 77°43'30"E	298.69'
6	S 75°30'00"E	208.71'	63	S 6°10'37"W	30.00'
7	S 79°39'43"E	305.08'	64	S 6°10'37"W	100.00'
8	S 86°34'18"E	35.41'	65	S 6°10'37"W	343.81'
9	S 9°44'59"E	50.57'	66	N 83°37'46"W	311.00'
10	S 10°22'10"E	126.41'	67	S 77°43'30"E	11.20'
11	S 56°11'01"E	201.61'	68	S 75°30'00"E	208.71'
12	N 61°17'19"E	264.50'	69	S 79°39'43"E	93.59'
13	N 4°03'01"W	109.15'	70	S 6°10'37"W	30.00'
14	N 4°03'01"W	47.74'	71	S 6°10'37"W	100.00'
15	S 83°45'44"E	13.25'	72	S 6°10'37"W	343.55'
18	S 83°37'46"E	80.49'	73	N 83°37'46"W	76.20'
19	S 83°34'53"E	79.03'	74	S 79°39'43"E	211.49'
20	S 75°24'00"E	59.79'	75	S 6°10'37"W	218.72'
21	S 28°27'41"E	37.75'	76	S 6°10'37"W	343.15'
22	S 41°14'13"E	59.09'	77	N 83°37'46"W	177.00'
23	S 8°35'58"E	37.54'	78	N 83°37'46"W	121.44'
24	S 24°10'49"W	40.99'	79	S 80°24'04"E	361.95'
25	S 59°21'28"W	40.70'	80	S 6°10'37"W	30.00'
26	S 73°47'21"W	34.50'	81	S 6°10'37"W	100.00'
27	S 32°47'38"W	34.92'	82	S 6°10'37"W	342.68'
28	S 12°32'55"W	83.49'	83	S 80°24'04"E	173.31'
29	S 18°15'14"W	83.08'	84	S 81°02'20"E	194.06'
30	S 26°16'03"W	154.96'	85	S 6°10'37"W	30.00'
31	S 1°12'19"E	31.92'	86	S 6°10'37"W	100.00'
32	S 4°58'34"W	69.74'	87	N 83°34'53"W	191.47'
33	S 21°45'01"E	60.51'	88	S 81°02'20"E	20.24'
34	S 33°16'05"E	81.54'			
35	S 9°55'12"W	46.37'			
36	S 40°52'38"W	45.48'			
37	S 19°04'28"W	42.84'			
38	S 3°00'00"W	25.00'			
39	S 3°00'00"W	25.00'			
40	S 6°02'19"W	20.00'			
41	S 1°05'10"W	35.00'			
42	S 81°02'20"E	214.31'			
43	S 79°44'51"E	248.42'			
44	S 81°19'57"E	191.96'			
45	S 5°54'13"W	30.00'			
46	N 83°37'46"W	270.00'			
47	S 77°43'30"E	85.04'			
48	S 6°10'37"W	30.00'			
49	S 6°10'37"W	100.00'			
50	S 6°10'37"W	344.46'			
51	N 83°37'46"W	238.60'			
52	S 77°43'30"E	239.96'			
53	S 6°10'37"W	30.00'			
54	S 6°10'37"W	100.00'			
55	S 6°10'37"W	344.26'			
56	N 83°37'46"W	238.00'			



CLAUS SURVEYING
ROGER W. CLAUS, P.S.
(740) 567-3168
Fax (740) 567-3106
33310 TH 2065
Lewisville, Ohio 43754
e.mail. rogerclaus@hotmail.com

TOTAL FARM = 56.996 ACRES
BRUNER LAND CO., INC.
O.R. VOL. 2052, PG. 254 - 258

29.552 ACRES IN N.W. 1/4 OF SECTION 15
PART OF PARCEL NO. 23-23-40-15-03-002

PART OF PARCEL NO. 23-23-40-15-08-000
20.266 ACRES IN S.W. 1/4 OF SECTION 15

ALL OF PARCEL NO. 23-23-40-15-02-001
7.178 ACRES IN N.E. 1/4 OF SECTION 15

PRIOR OWNERS:
LYNN G. AND WINONA ELLIOTT
D.V. 1068, PG. 219

NOT IN 100 YEAR FLOOD PLAIN
FEMA FIRM MAP NO. 3904250075 C
ZONE "X" JUNE 3, 1988

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.

Roger W. Claus 10-30-06
ROGER W. CLAUS, REG. SURVEYOR 6456 DATE:
33310 CHRISTMAN RIDGE ROAD
LEWISVILLE, OHIO 43754
1-740-567-3168
1-740-567-3106 fax

REVISIONS	DATE	INITIALS
REVISED PARCEL NO.	10-23-06	R.W.C.

WILLIAM D. WATSON -- 1/5 INTEREST
 ROBERT E. WATSON -- 1/5 INTEREST
 DEBRA ROMINE -- 1/5 INTEREST
 LELAND E. WATSON -- 1/5 INTEREST
 CYNTHIA WATSON -- 1/5 INTEREST
 63.7 ACRES DEED
 1ST. PARCEL OF D.V. 883, PG. 225
 PARCEL NO. 56-56-60-01-23-000

WILLIAM N. BALDERSON
 KATHERINE BALDERSON
 VARIABLE WIDTH STRIP
 DEED CALLS 33' WIDE ???
 PART OF FIFTH PARCEL OF
 D.V. 1135, PG. 111
 PARCEL NO. 23-23-40-15-07-000

WILLIAM N. BALDERSON
 KATHERINE BALDERSON
 26.40' WIDTH STRIP (0.60 ACRE)
 PART OF FIFTH PARCEL OF
 D.V. 1135, PG. 111
 PARCEL NO. 23-23-40-15-07-000

WILLIAM D. WATSON -- 1/5 INTEREST
 ROBERT E. WATSON -- 1/5 INTEREST
 DEBRA ROMINE -- 1/5 INTEREST
 LELAND E. WATSON -- 1/5 INTEREST
 CYNTHIA WATSON -- 1/5 INTEREST

80 ACRES DEED
 2ND. PARCEL OF D.V. 883, PG. 225
 PARCEL NO. 56-60-01-23-000

Approved For Transfer
 On Lot Sewage Proposed
 Date 1/22/07
 Zanesville-Muskingum County
 Health Department

THE BEARINGS ON THIS PLAT ARE FOR ANGLE
 CALCULATIONS ONLY AND ARE BASED ON AN
 ASSUMED BEARING ON THE SOUTH LINE OF
 THE NORTHWEST QUARTER OF SECTION 15
 USED AS SOUTH 83°34'53" EAST.

LYNN G. AND WINONA ELLIOTT
 RESIDUE PART OF ORIGINAL
 160 ACRES DEED
 FIRST PARCEL OF D.V. 1068, PG. 219
 PARCEL NO. 23-23-40-15-03-001

SCALE 1" = 400'



LYNN G. ELLIOTT
 1.03 ACRES
 D.V. 636, PG. 263 (PLAT ON PAGE 262)
 SEE AFFIDAVIT IN D.V. 723, PG. 111

LYNN G. AND WINONA ELLIOTT
 O.R. VOL. 1725, PG. 860 = 1/2 INTEREST
 PARCEL NO. 23-23-40-15-03-000

LYNN G. AND WINONA ELLIOTT
 1.144 ACRES
 D.V. 1068, PG. 219

LYNN G. AND WINONA ELLIOTT
 O.R. VOL. 1725, PG. 860 = 1/2 INTEREST
 PARCEL NO. 23-23-40-15-03-000

LYNN G. AND
 WINONA ELLIOTT
 40 ACRES
 SECOND PARCEL OF
 D.V. 1068, PG. 219
 PARCEL NO.
 23-23-40-15-02-000

APPROVED FOR CLOSURE

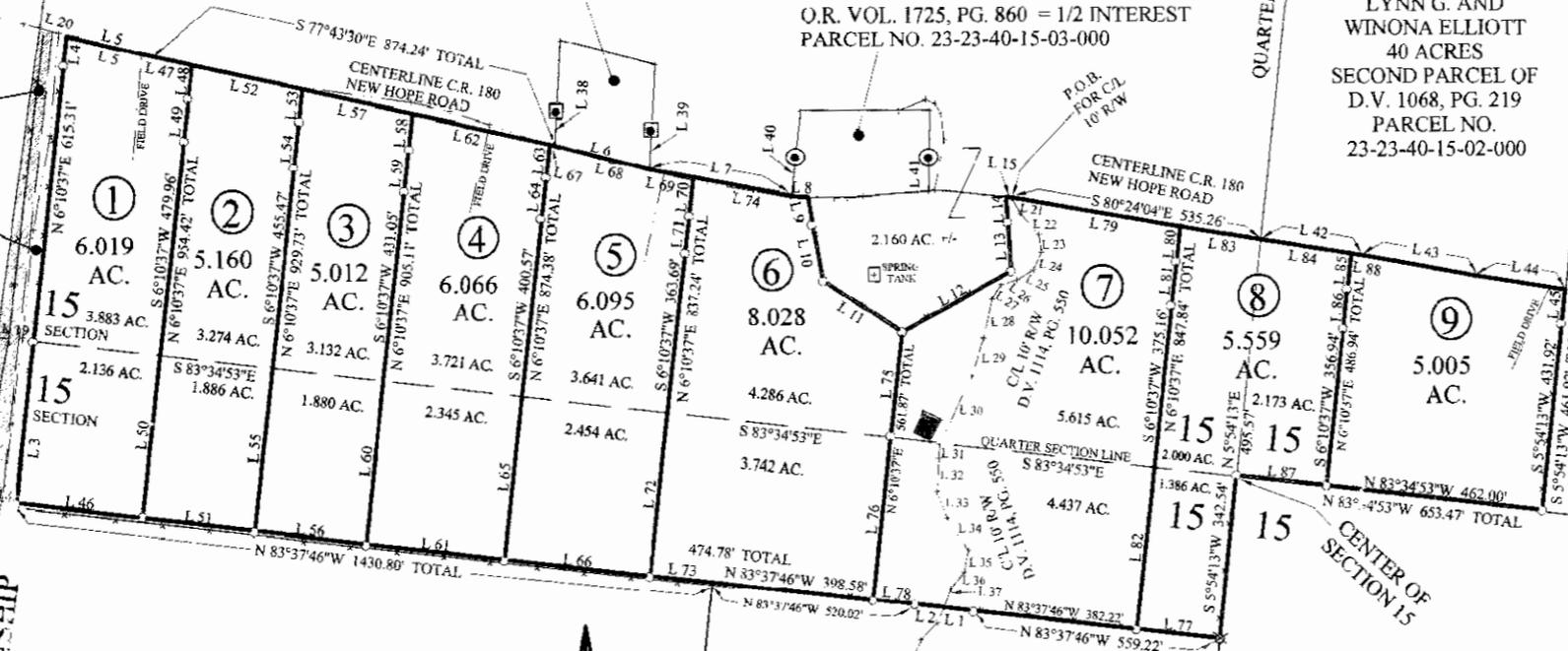
J. WELDON AND JANICE E. FUNK
 119.480 ACRES RESIDUE PART
 OF ORIGINAL 120 ACRES DEED
 SIXTH TRACT OF D.V. 629, PG. 14
 PARCEL NO. 23-23-40-15-01-000

JOSEPH VANREETH
 LUANN HILL
 LITA J. VANREETH

160 ACRES DEED
 D.V. 1130, PG. 705
 PARCEL NO.
 23-23-40-15-02-000

APPROVED
 MINOR LOT SPLIT ONLY
 MUSKINGUM COUNTY
 PLANNING COMMISSION

Date 1/22/07 Fee Paid



WILLIAM N. BALDERSON
 KATHERINE BALDERSON
 80.60 ACRES +/-
 RESIDUE PART OF
 ORIGINAL 140 ACRES DEED
 FIFTH PARCEL OF D.V. 1135, PG. 111
 PARCEL NO. 23-23-40-15-07-000

JOSEPH VANREETH
 LUANN HILL
 LITA J. VANREETH

60 ACRES DEED
 D.V. 1114, PG. 550
 PARCEL NO. 23-23-40-15-09-000

