

SNR

DESCRIPTION OF 56.996 ACRES

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", and being bounded and described as follows:

Beginning 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, from said Point of Beginning and running 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 2,570.04 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, passing through two iron pins set at distances of plus 559.22 feet and plus 619.22 feet, respectively;

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 five 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 874.24 feet to a point at the southwest corner of a 1.03 acres tract as conveyed to Lynn G. and Winona Elliott by Deed Volume 636, Page 263, Deed Volume 723, Page 111, and Official Records Volume 1725, Page 860 of the Muskingum County Recorder's Office, being located for reference South 03°00'00" West a distance of 25.00 feet from a 3/4" iron pin found;
- (3) Thence South 75°30'00" East a distance of 208.71 feet to a point at the southeast corner of said 1.03 acres tract, being located for reference South 03°00'00" West a distance of 25.00 feet from a 3/4" iron pin found;
- (4) Thence South 79°39'43" East a distance of 305.08 feet to a point at the southwest corner of a 1.144 acres tract as conveyed to Lynn G. and Winona Elliott by Deed Volume 723, Page 111 and Official Records Volume 1725, Page 860 of the Muskingum County Recorder's Office, being located for reference South 06°02'19" West a distance of 20.00 feet from a 5/8" iron pin found capped "Biedenbach 5718 - 6923";
- (5) Thence South 86°34'18" East a distance of 35.41 feet to a point;

Thence, leaving the road and running with an existing fence line, the following five courses:

- (1) South 09°44'59" East a distance of 50.57 feet to an iron pin set;
- (2) Thence South 10°22'10" East a distance of 126.41 feet to an iron pin set;
- (3) Thence South 56°11'01" East a distance of 201.61 feet to an iron pin set;

- (4) Thence North $61^{\circ}17'19''$ East a distance of 264.50 feet to an iron pin set;
- (5) Thence North $04^{\circ}03'01''$ West a distance of 156.89 feet to a point in the centerline of County Road No. 180 (New Hope Road), passing through an iron pin set at a distance of plus 109.15 feet;

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

- (1) South $83^{\circ}45'44''$ East a distance of 13.25 feet to a point in the centerline intersection with an existing field driveway and the centerline of said 10 feet wide right-of-way;
- (2) Thence South $80^{\circ}24'04''$ East a distance of 535.26 feet to a point in the east line of the northwest quarter of Section 15;
- (3) Thence South $81^{\circ}02'20''$ East a distance of 214.31 feet to a point;
- (4) Thence South $79^{\circ}44'51''$ East a distance of 248.42 feet to a point;
- (5) Thence South $81^{\circ}19'57''$ East a distance of 191.96 feet to a point in the west line of a 119.480 acres residue parcel of an original 120 acres tract as conveyed to J. Weldon and Janice E. Funk by the Sixth Tract of Deed Volume 629, Page 14 of the Muskingum County Recorder's Office;

Thence, leaving the road with the west line of said Funk property, South $05^{\circ}54'13''$ West a distance of 461.92 feet to an iron pin set in the south line of the northeast quarter of Section 15, passing through an iron pin set at a distance of plus 30.00 feet;

Thence, with the quarter section line and the north line of a 160 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, North $83^{\circ}34'53''$ West a distance of 653.47 feet to The Point of Beginning;

Containing 56.996 acres, more or less, of which:

- 29.552 acres in the northwest quarter of Section 15 out of the First Parcel of Deed Volume 1068, Page 219 (Parcel No. 23-23-40-15-03-001),
- 7.178 acres in the northeast quarter of Section 15 out of the Second Parcel of Deed Volume 1068, Page 219 (Parcel No. 23-23-40-15-02-000), and
- 20.266 acres in the southwest quarter of Section 15 out of the Third Parcel of Deed Volume 1068, Page 219 (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.

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

Subject to a 10.00 feet wide right-of-way for travel (ingress and egress) as conveyed to Joseph VanReeth, Luann Hill, and Lita J. VanReeth by Deed Volume 1114, Page 550 of the Muskingum County Recorder's Office. The centerline of said right-of-way being herein newly surveyed 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 $83^{\circ}34'53''$ East.);

Thence, with the east line of the northwest quarter of Section 15, North $05^{\circ}54'13''$ East a distance of 495.57 feet to a point in the centerline of County Road No. 180 (New Hope Road);

Thence, with the centerline of County Road No. 180, North $80^{\circ}24'04''$ West a distance of 535.26 feet to a point in the centerline intersection with an existing field driveway, being **THE TRUE POINT OF BEGINNING** for this centerline 10' wide right-of-way description;

Thence, from said Point of Beginning and running with the centerline of said existing field driveway and the centerline of said 10 feet wide right-of-way, the following seventeen courses:

- (1) South 28°27'41" East a distance of 37.75 feet to a point;
- (2) Thence South 41°14'13" East a distance of 59.09 feet to a point;
- (3) Thence South 08°35'58" East a distance of 37.54 feet to a point;
- (4) Thence South 24°10'49" West a distance of 40.99 feet to a point;
- (5) Thence South 59°21'28" West a distance of 40.70 feet to a point;
- (6) Thence South 73°47'21" West a distance of 34.50 feet to a point;
- (7) Thence South 32°47'38" West a distance of 34.92 feet to a point;
- (8) Thence South 12°32'55" West a distance of 83.49 feet to a point;
- (9) Thence South 18°15'14" West a distance of 83.08 feet to a point;
- (10) Thence South 26°16'03" West a distance of 154.96 feet to a point;
- (11) Thence South 01°12'19" East a distance of 31.92 feet to a point;
- (12) Thence South 04°58'34" West a distance of 69.74 feet to a point;
- (13) Thence South 21°45'01" East a distance of 60.51 feet to a point;
- (14) Thence South 33°16'05" East a distance of 81.54 feet to a point;
- (15) Thence South 09°55'12" West a distance of 46.37 feet to a point;
- (16) Thence South 40°52'38" West a distance of 45.48 feet to a point;
- (17) Thence South 19°04'28" West a distance of 42.84 feet to a point in the north line of a 60 acres tract as conveyed to Joseph and Luann VanReeth by Deed Volume 1114, Page 550 of the Muskingum County Recorder's Office, said point being The Point of Ending for this centerline 10 feet wide right-of-way description;

Being 985.42 feet in length and containing 0.226 acres, more or less, of right-of-way.

All iron pins set are 5/8" x 30" rebar capped and labeled "Claus 6456".

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 July 24, 2006; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Deed Volume 1068, Page 619

Surveyor: Roger W. Claus

**OFFICE COPY
NOT RECORDABLE**

07-24-06

APPROVED FOR CLOSURE

A.L. SWINERT
8-2-2006

EXEMPT FROM
PLANNING COMMISSION

A.L. SWINERT
8-2-2006

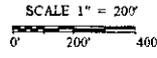
SURVEY PLAT FOR BRUNER LAND CO., INC.

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".

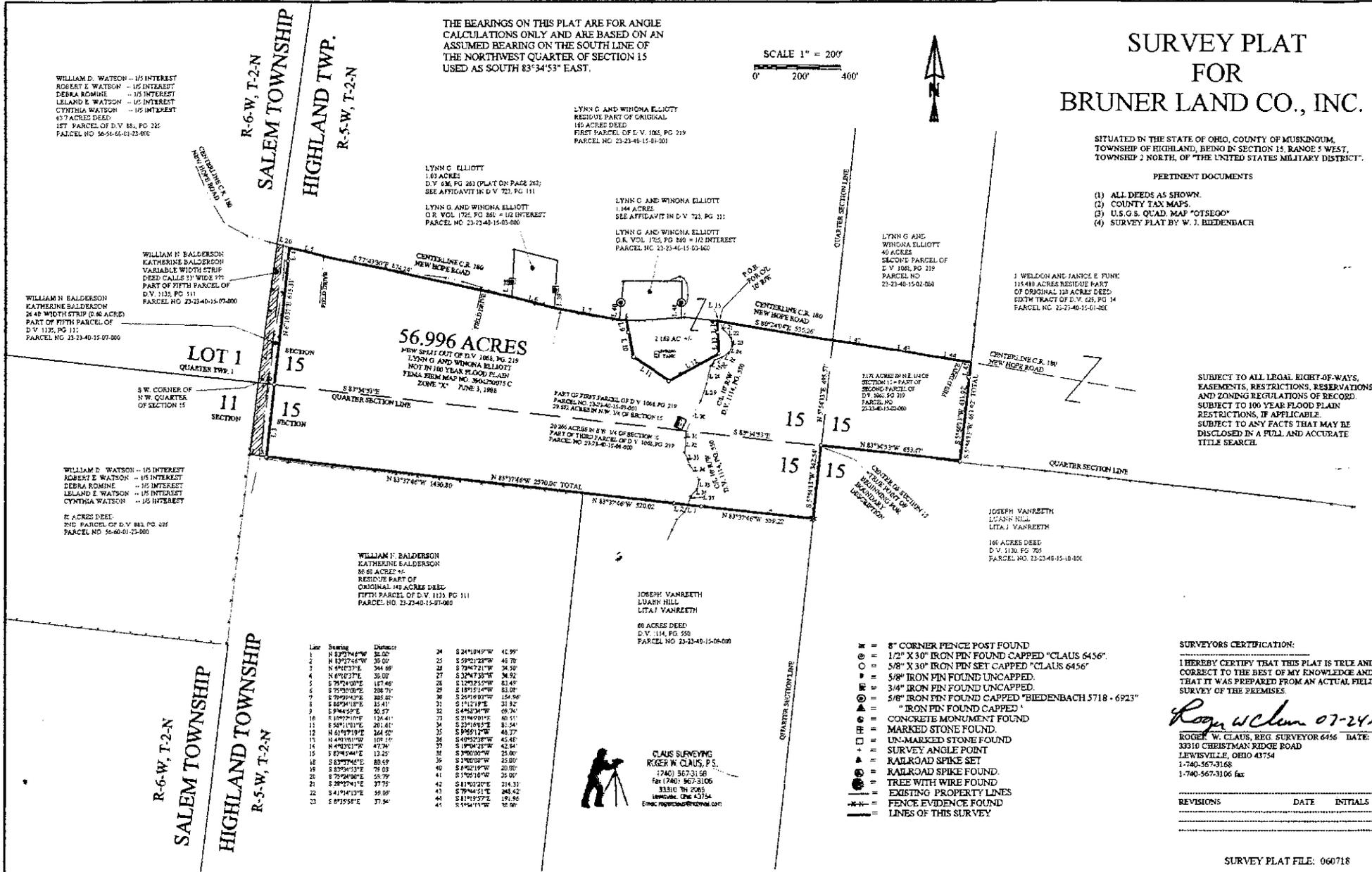
PERTINENT DOCUMENTS

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

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.



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.



56.996 ACRES

NEW SPLOT OUT OF D.V. 1068, PG. 219
LYNN C. AND WINONA ELLIOTT
NOT IN 100 YEAR FLOOD PLAIN
TERRA ZEEM MAP NO. 360230075 C
ZONE "X" JUNE 5, 1988

WILLIAM F. BALDERSON
KATHERINE BALDERSON
RESIDUE PART OF
ORIGINAL 160 ACRES DEED
FIFTH PARCEL OF D.V. 1133, PG. 111
PARCEL NO. 23-23-40-15-07-000

JOSEPH VANREETH
LWARR HILL
LITA J. VANREETH
66 ACRES DEED
D.V. 1114, PG. 555
PARCEL NO. 23-23-45-15-05-000

JOSEPH VANREETH
LWARR HILL
LITA J. VANREETH
166 ACRES DEED
D.V. 1130, PG. 705
PARCEL NO. 23-23-45-15-10-000

Line	Bearing	Distance	Angle	Distance	
1	N 83°27'44" W	35.00	24	S 24°10'49" W	40.99
2	N 83°27'44" W	35.00	25	S 59°01'28" W	46.78
3	N 84°23'37" E	366.89	26	S 70°47'21" W	34.38
4	N 81°01'23" E	35.00	27	S 32°47'35" W	36.92
5	S 76°24'00" E	167.40	28	S 12°02'55" W	83.49
6	S 70°30'00" E	208.79	29	S 18°15'14" W	83.89
7	S 70°04'00" E	262.82	30	S 30°16'00" W	154.96
8	S 88°34'18" E	33.41	31	S 71°11'19" E	31.82
9	S 94°45'00" E	50.27	32	S 45°52'40" W	69.34
10	N 10°02'10" E	124.41	33	S 21°46'00" E	40.11
11	S 58°11'13" E	261.41	34	S 22°16'00" E	81.24
12	N 61°01'19" E	244.00	35	S 39°55'19" E	48.17
13	N 40°01'01" W	108.10	36	S 40°52'38" W	45.40
14	N 40°01'01" W	47.74	37	S 19°04'23" W	42.54
15	S 83°14'04" E	112.60	38	S 39°00'00" W	33.00
16	S 83°27'44" E	88.69	39	S 7°00'00" W	25.00
17	S 83°27'44" E	78.03	40	S 42°01'00" E	20.00
18	S 70°04'00" E	55.79	41	E 21°02'10" W	33.00
19	S 28°27'41" E	37.75	42	S 81°02'20" E	214.31
20	S 41°14'13" E	56.89	43	S 79°46'21" E	285.42
21	S 83°55'58" E	37.54	44	S 31°19'37" E	191.86
			45	S 84°41'18" E	15.00

CLAUS SURVEYING
RIGER W. CLAUS, P.S.
17401 3673168
Fax: (740) 867-3106
33116 TW 2066
Lewisville, Ohio 43154
Email: rwp@rcs.com

- ⊕ = 8" CORNER FENCE POST FOUND
- ⊙ = 1/2" X 3/8" IRON PIN FOUND CAPPED "CLAUS 6456"
- = 5/8" X 3/8" 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

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 07-24-06
ROGER W. CLAUS, REG. SURVEYOR 6456 DATE:
33116 CHRISTMAN RIDGE ROAD
LEWISVILLE, OHIO 43154
1-740-567-3168
1-740-567-3106 fax

REVISIONS	DATE	INITIALS