

47-46-02-04-002
47-70-21-08-002

Description of Parcel No. 9 (33.783 Acres)

Being a new split from a 514.458 acres tract as conveyed to Bruner Land Company, Inc. by Official Records Volume 2647, Page 340 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 Newton, being part in the southwest quarter of the southeast quarter of Section 16 and part in the northwest quarter of the northeast quarter of Section 21, Range 14 West, Township 15 North, of "The Congress Lands East of the Scioto River" and being further bounded and described as follows:

Commencing for reference at a 5/8" iron pin found uncapped at the northwest corner of Section 21 (Note: Reference bearing on the north line of the northwest quarter of the northwest quarter of Section 21 used as South 86°49'18" East);

thence, with the north line of Section 21 and being the south line of Section 16, the following three courses:

1. South 86°49'18" East a distance of 1,778.46 feet to a 3/4" pipe found at the southeast corner of a 39.75 acres tract as conveyed to Will and Cindy Sue Hina by Official Records Volume 1967, Page 825 of the Muskingum County Recorder's Office;
2. thence South 87°01'42" East a distance of 942.76 feet to a point at the southwest corner of the southeast quarter of Section 16;
3. thence South 87°05'59" East a distance of 565.48 feet to a 5/8" iron pin set, being **THE TRUE POINT OF BEGINNING** for this description;

thence, from said Point of Beginning, North 01°44'17" East a distance of 1,935.90 feet to a point in the center of Township Road No. 265 (Crock Road), passing through three 5/8" iron pins set at distances of plus 1,218.70 feet, plus 1,805.90 feet and plus 1,905.90 feet, respectively;

thence, with the center of Township Road No. 265, the following seven courses:

1. South 86°49'32" East a distance of 176.88 feet to a point;
2. thence North 82°01'40" East a distance of 34.02 feet to a point;
3. thence North 86°58'59" East a distance of 102.41 feet to a point;
4. thence South 89°28'25" East a distance of 199.17 feet to a point;
5. thence South 87°50'51" East a distance of 71.76 feet to a point;
6. thence South 86°53'41" East a distance of 120.03 feet to a point;
7. thence South 86°52'55" East a distance of 285.41 feet to a point at the intersection with an old haul road;

thence, with the center of an old haul road, the following 14 courses:

1. South 06°35'58" West a distance of 446.78 feet to a point;
2. thence South 08°02'15" West a distance of 216.92 feet to a point;

DESCRIPTION

APPROVED

By:

8/8/17

47-70-21-08-002 A

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3. thence South $15^{\circ}53'33''$ West a distance of 133.37 feet to a point;
4. thence South $17^{\circ}40'45''$ West a distance of 208.10 feet to a point;
5. thence South $20^{\circ}56'20''$ West a distance of 186.91 feet to a point;
6. thence South $14^{\circ}36'05''$ West a distance of 126.65 feet to a point;
7. thence South $24^{\circ}51'03''$ West a distance of 60.07 feet to a point;
8. thence South $38^{\circ}18'46''$ West a distance of 54.25 feet to a point;
9. thence South $49^{\circ}28'50''$ West a distance of 61.76 feet to a point;
10. thence South $55^{\circ}30'16''$ West a distance of 217.05 feet to a point;
11. thence South $47^{\circ}54'39''$ West a distance of 95.16 feet to a point;
12. thence South $36^{\circ}44'22''$ West a distance of 158.50 feet to a point;
13. thence South $40^{\circ}26'59''$ West a distance of 241.39 feet to a point in the section line;
14. thence South $39^{\circ}42'35''$ West a distance of 260.54 feet to a point;

thence, leaving the haul road, North $01^{\circ}44'17''$ East a distance of 208.65 feet to the Point of Beginning, passing through a $5/8''$ iron pin set at a distance of plus 40.00 feet;

containing 33.783 acres, more or less, of which:

33.400 acres are in Section 16, being part of Parcel No. 47-46-02-04-002 and
0.383 acre is in Section 21, being part of Parcel No. 47-70-21-08-002.

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

Subject to the right-of-way of Township Road No. 265 (Crock Road).

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 Township Road No. 265 (Crock 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 centerline of Township Road No. 265. Containing 1.136 acres, more or less, of easement.

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 an old haul road. Said easement runs in a north-south direction across the east end of the above-described property with the east line of said easement being the center of said old haul road. Containing 2.832 acres, more or less, of easement.

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

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

The bearings in this description are for angle calculations only and are based on the north line of northwest quarter of the northwest quarter of Section 21 used as an assumed bearing of South 86°49'18" 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 March 2, 2017; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Official Records Volume 2647, Page 340.

Surveyor: Gregory A. Biedenbach
Date: March 2, 2017
Survey File: GB-2601F3

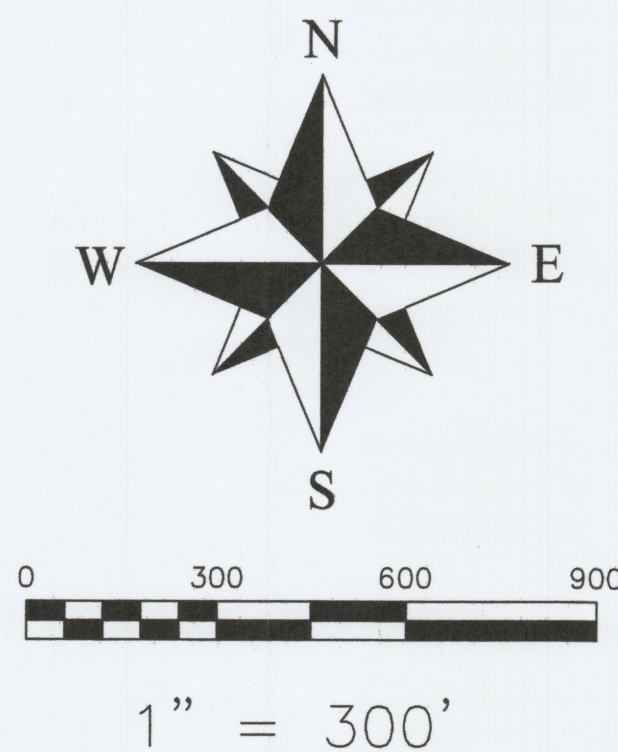


DESCRIPTION
APPROVED
By: [Signature] 4/25/17

47-70-20-01-004 B
47-70-20-01-002 P
47-70-21-08-008 D
47-70-20-01-004 C
47-70-21-08-009 C
47-46-02-04-002 C
47-70-21-08-002 C

LINE	BEARING	DISTANCE
L1	S 02°55'22" W	249.06'
L2	N 86°51'44" W	307.23'
L3	S 02°30'17" W	245.61'
L4	N 87°01'53" W	298.73'
L5	S 02°30'03" W	23.58'
L6	N 86°55'27" W	108.94'
L7	N 86°54'13" W	398.23'
L8	S 89°11'17" W	92.24'
L9	S 79°52'29" W	49.95'
L10	S 62°55'37" W	128.82'
L11	S 63°10'37" W	158.02'
L12	S 57°06'53" W	70.27'
L13	S 45°36'42" W	126.71'
L14	S 37°49'38" W	111.37'
L15	S 31°08'17" W	122.71'
L16	S 22°01'23" W	145.82'
L17	S 46°20'25" W	41.58'
L18	S 73°22'58" W	48.19'
L19	N 81°15'04" W	66.21'
L20	N 70°59'13" W	78.60'
L21	N 58°18'53" W	69.97'
L22	N 51°05'23" W	108.50'
L23	N 59°52'46" W	87.82'
L24	N 69°24'14" W	153.19'
L25	N 24°53'22" E	115.05'
L26	N 16°12'10" E	59.63'
L27	N 03°44'35" E	58.99'
L28	N 11°40'32" W	145.95'
L29	N 05°15'28" E	143.44'
L30	N 14°02'34" E	127.77'
L31	N 29°25'57" E	49.31'
L32	N 46°33'09" E	52.47'
L33	N 61°39'59" E	44.25'
L34	N 68°30'33" E	76.80'
L35	N 68°30'33" E	49.28'
L36	N 60°06'43" E	96.95'
L37	N 53°01'05" E	193.13'
L38	N 60°27'29" E	43.11'
L39	N 75°10'02" E	37.85'
L40	S 87°12'50" E	50.60'
L41	S 69°22'46" E	271.67'
L42	S 71°53'02" E	80.26'
L43	S 84°31'48" E	87.18'
L44	N 85°24'27" E	94.40'
L45	N 79°17'39" E	28.00'
L46	N 79°17'39" E	61.97'
L47	N 75°40'23" E	168.06'
L48	N 70°31'57" E	43.30'
L49	N 64°19'27" E	99.24'
L50	N 51°53'23" E	75.38'
L51	N 34°56'31" E	54.87'
L52	N 26°09'08" E	80.16'
L53	N 17°27'58" E	110.70'
L54	N 11°38'47" E	252.27'
L55	N 17°08'12" E	140.02'
L56	N 17°36'41" E	352.89'
L57	N 16°19'06" E	175.39'
L58	N 27°16'47" E	63.87'
L59	N 45°00'17" E	88.38'
L60	N 64°55'55" E	82.33'
L61	N 79°18'52" E	102.07'
L62	S 86°11'53" E	155.34'
L63	S 86°49'45" E	98.65'
L64	N 88°57'20" E	274.04'
L65	S 88°18'57" E	282.70'
L66	S 83°31'50" E	168.83'
L67	N 81°45'33" E	50.44'
L68	N 58°06'12" E	78.02'
L69	N 41°32'23" E	55.85'
L70	N 30°27'00" E	134.93'
L71	N 35°25'38" E	134.99'
L72	N 35°15'58" E	215.33'
L73	N 39°42'35" E	260.54'
L74	N 40°26'59" E	241.39'
L75	N 36°44'22" E	158.50'
L76	N 47°54'39" E	95.16'
L77	N 55°30'16" E	217.05'
L78	N 49°28'50" E	61.76'
L79	N 38°18'46" E	54.25'
L80	N 24°51'03" E	60.07'
L81	N 14°36'05" E	126.65'
L82	N 20°56'20" E	186.91'
L83	N 17°40'45" E	208.10'
L84	N 15°53'33" E	133.37'
L85	N 08°02'15" E	216.92'
L86	N 06°35'58" E	446.78'
L87	S 85°03'09" E	121.57'

LINE	BEARING	DISTANCE
L103	N 65°51'57" W	21.08'
L104	N 78°34'41" W	200.47'
L105	N 79°42'29" W	155.36'
L106	N 83°57'36" W	152.96'
L107	N 88°31'50" W	114.21'
L108	N 82°00'55" W	68.64'
L109	N 56°40'42" W	71.04'
L110	N 40°55'33" W	117.49'
L111	N 35°55'59" W	197.20'
L112	N 31°45'48" W	145.02'
L113	N 34°17'08" W	68.91'
L114	N 34°17'08" W	34.43'
L115	N 40°04'07" W	105.00'
L116	N 34°28'55" W	36.18'
L117	N 21°07'12" W	33.54'
L118	N 10°51'52" W	74.86'
L119	N 00°32'52" E	312.13'
L120	N 05°14'57" E	76.69'
L121	N 12°21'17" E	343.32'
L122	N 09°01'31" E	23.32'
L123	N 13°50'41" W	31.54'
L124	N 26°00'33" W	77.18'
L126	N 46°07'36" E	100.00'
L127	N 46°07'36" E	298.18'
L128	N 41°50'01" E	89.77'
L129	N 51°47'15" E	316.13'
L130	N 57°44'44" E	507.38'
L131	S 86°21'41" E	442.59'
L132	N 02°28'34" E	666.48'
L134	S 89°51'11" E	118.30'
L135	S 87°29'18" E	134.62'
L136	S 87°08'59" E	238.68'
L137	S 79°40'31" E	135.71'
L138	S 73°38'06" E	56.53'
L139	S 86°49'32" E	176.88'
L140	N 82°01'40" E	34.02'
L141	N 86°58'59" E	102.41'
L142	S 89°28'25" E	199.17'
L143	S 87°50'51" E	71.76'
L144	S 86°53'41" E	120.03'
L145	S 86°52'55" E	285.41'
L138	S 84°47'13" E	450.80'
L89	S 87°27'01" E	217.94'
L90	N 87°33'05" E	58.03'
L91	S 12°33'23" W	36.19'
L92	S 46°51'51" E	55.92'
L93	S 40°21'01" E	67.74'
L94	S 82°07'14" E	37.29'
L95	S 87°19'01" E	16.89'
L96	S 03°13'30" W	100.00'
L97	N 13°25'35" W	467.05'
L99	N 87°11'11" W	559.55'
L100	N 87°11'11" W	203.87'
L101	N 86°45'52" W	262.09'
L102	N 86°36'33" W	614.18'



LINE	BEARING	DISTANCE
L88	S 84°47'13" E	450.80'
L89	S 87°27'01" E	217.94'
L90	N 87°33'05" E	58.03'
L91	S 12°33'23" W	36.19'
L92	S 46°51'51" E	55.92'
L93	S 40°21'01" E	67.74'
L94	S 82°07'14" E	37.29'
L95	S 87°19'01" E	16.89'
L96	S 03°13'30" W	100.00'
L97	N 13°25'35" W	467.05'
L99	N 87°11'11" W	559.55'
L100	N 87°11'11" W	203.87'
L101	N 86°45'52" W	262.09'
L102	N 86°36'33" W	614.18'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	117.08'	118.18'	56°45'44"	S 18°13'33" E	112.35'
C2	99.97'	135.98'	42°07'16"	S 59°47'50" E	97.73'
C3	102.01'	78.62'	74°20'19"	S 48°31'37" E	95.00'

252.871 Acres Total
Current: Bruner Land Company, Inc. 514.458 Acres O.R.V. 2647, Pg. 340
Prior: Ohio Franklin Realty, LLC 514.458 Acres O.R.V. 2568, Pg. 853

JEFFREY MOORE
OR 1841 PAGE 173
36.65 ACRES

JEFFREY MOORE
OR 1841 PAGE 173
54.48 ACRES

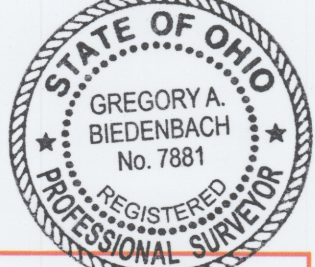
Ohio Franklin Realty, LLC
154.618 Acres
O.R.V. 2568, Pg. 853

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. Biedenbach March 3, 2017

GREGORY A. BIEDENBACH
OHIO REG. SURVEYOR 7881
BIEDENBACH 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 ORIGINAL STAMP.

Ohio Franklin Realty, LLC
154.618 Acres
O.R.V. 2568, Pg. 853
Parcel No.
47-70-20-01-000

Survey File No.: GB-2601F3

LORETTA WILKISON, ETAL
OR 1967 PAGE 825
37.14 ACRES

WILLIAM AND CINDY SUE HINA
OR 1967 PAGE 825
39.75 ACRES

Parcel No. 7
107.041 Acres
Remainder of:
Bruner Land Company, Inc.
252.871 ACRES
O.R.V. 2647, Pg. 340
Part of Parcel No.
47-70-21-08-002

Parcel No. 4
34.202 Acres

Parcel No. 5
22.017 Acres

Ohio Franklin Realty, LLC
59.062 Acres
O.R.V. 2568, Pg. 853
Parcel No.
47-70-21-08-000

Parcel No. 8
72.019 Acres
49.139 ACRES
Remainder of: Part of Parcel No.
Bruner Land 47-46-02-04-002
Company, Inc.
252.871 ACRES
O.R.V. 2647, Pg. 340

Parcel No. 3
52.291 Acres

Parcel No. 2
59.434 Acres

Parcel No. 9
33.783 Acres
Remainder of:
Bruner Land Company, Inc.
252.871 ACRES
O.R.V. 2647, Pg. 340
33.400 ACRES
Part of Parcel No.
47-46-02-04-002

Parcel No. 1
94.029 Acres

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 21 USED AS SOUTH 86°38'14" 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.

PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAPS
- (4) SURVEY PLATS BY TIMOTHY LINN
- (5) SURVEY PLAT BY JACK NEWCOME
- (6) SURVEY PLAT BY RICHARD L. DANIELS
- (7) SURVEY PLAT BY RICHARD GRAVES
- (8) SURVEY PLAT BY CHARLES HARKNESS
- (9) SURVEY PLAT BY BIEDENBACH SURVEYING LLC.

- Δ = Spike Nail Set
- + = ANGLE POINT
- = 5/8" x 30" I.P. Set "Biedenbach Surveying LLC. 7881 - 8534" WITH 1 1/4" PLASTIC CAP
- ⊙ = 3/4" Iron Pipe Found
- ⊠ = MINE BOLT FOUND
- = IRON BOLT FOUND
- ▲ = 5/8" IRON PIN FOUND "GRAVES 6792"
- = 5/8" IRON PIN FOUND UNCAPPED (UNLESS NOTED)
- ⊞ = 5/8" IRON PIPE FOUND "LINN"
- ⊙ = MONUMENT FOUND IN CONCRETE (TYPE AS NOTED)
- = STONE FOUND

DESCRIPTION
APPROVED
By: *Gregory A. Biedenbach*

Survey Plat for Bruner Land Company, Inc.

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF NEWTON, BEING PART IN THE EAST HALF OF SECTION 20, PART IN THE SOUTH HALF OF SECTION 16, PART IN THE NORTH HALF OF SECTION 21, RANGE 14 WEST, TOWNSHIP 15 NORTH, OF THE "CONGRESS LANDS EAST OF THE SCIOTO RIVER".