

47-70-20-01-002
47-70-21-08-008

**Description of Parcel No. 7
(107.041 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 east half of Section 20 and part in the west half 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:

Beginning 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, from said Point of Beginning with the north line of Section 21 and being the south line of Section 16, South 86°49'18" East a distance of 1,778.46 feet to a 3/4" iron pipe found;

thence, leaving the section line, South 00°33'55" East a distance of 757.46 feet to a point in the center of an old haul road, passing through two iron pins set at distances of plus 627.46 feet and plus 727.46 feet, respectively;

thence, with the center of an old haul road, the following 36 courses:

1. South 79°18'52" West a distance of 10.00 feet to a point;
2. thence South 64°55'55" West a distance of 82.33 feet to a point;
3. thence South 45°00'17" West a distance of 88.38 feet to a point;
4. thence South 27°16'47" West a distance of 63.87 feet to a point;
5. thence South 16°19'06" West a distance of 175.39 feet to a point;
6. thence South 17°36'41" West a distance of 352.89 feet to a point;
7. thence South 17°08'12" West a distance of 140.02 feet to a point;
8. thence South 11°38'47" West a distance of 252.27 feet to a point;
9. thence South 17°27'58" West a distance of 110.70 feet to a point;
10. thence South 26°09'08" West a distance of 80.16 feet to a point;
11. thence South 34°56'31" West a distance of 54.87 feet to a point;
12. thence South 51°53'23" West a distance of 75.38 feet to a point;
13. thence South 64°19'27" West a distance of 99.24 feet to a point;
14. thence South 70°31'57" West a distance of 43.30 feet to a point;
15. thence South 75°40'23" West a distance of 168.06 feet to a point;

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16. thence South $79^{\circ}17'39''$ West a distance of 61.97 feet to a point;
17. thence South $79^{\circ}17'39''$ West a distance of 28.00 feet to a point;
18. thence South $85^{\circ}24'27''$ West a distance of 94.40 feet to a point;
19. thence North $84^{\circ}31'48''$ West a distance of 87.18 feet to a point;
20. thence North $71^{\circ}53'02''$ West a distance of 80.26 feet to a point;
21. thence North $69^{\circ}22'46''$ West a distance of 271.67 feet to a point;
22. thence North $87^{\circ}12'50''$ West a distance of 50.60 feet to a point;
23. thence South $75^{\circ}10'02''$ West a distance of 37.85 feet to a point;
24. thence South $60^{\circ}27'29''$ West a distance of 43.11 feet to a point;
25. thence South $53^{\circ}01'05''$ West a distance of 193.13 feet to a point;
26. thence South $60^{\circ}06'43''$ West a distance of 96.95 feet to a point;
27. thence South $68^{\circ}30'33''$ West a distance of 126.08 feet to a point,
passing over the section line at a distance of plus 49.28 feet;
28. thence South $61^{\circ}39'59''$ West a distance of 44.25 feet to a point;
29. thence South $46^{\circ}33'09''$ West a distance of 52.47 feet to a point;
30. thence South $29^{\circ}25'57''$ West a distance of 49.31 feet to a point;
31. thence South $14^{\circ}02'34''$ West a distance of 127.77 feet to a point;
32. thence South $05^{\circ}15'28''$ West a distance of 143.44 feet to a point;
33. thence South $11^{\circ}40'32''$ East a distance of 145.95 feet to a point;
34. thence South $03^{\circ}44'35''$ West a distance of 58.99 feet to a point;
35. thence South $16^{\circ}12'10''$ West a distance of 59.63 feet to a point;
36. thence South $24^{\circ}53'22''$ West a distance of 115.05 feet to a point at the intersection with
the center of Township Road No. 89 (Huggins Road);

thence, with the center of Township Road No. 89, the following seven courses:

1. North $65^{\circ}51'57''$ West a distance of 21.08 feet to a point;
2. thence North $78^{\circ}34'41''$ West a distance of 200.47 feet to a point;
3. thence North $79^{\circ}42'29''$ West a distance of 155.36 feet to a point;
4. thence North $83^{\circ}57'36''$ West a distance of 152.96 feet to a point;

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5. thence North $88^{\circ}31'50''$ West a distance of 114.21 feet to a point;
6. thence North $82^{\circ}00'55''$ West a distance of 68.64 feet to a point;
7. thence North $56^{\circ}40'42''$ West a distance of 71.04 feet to a point;

thence, leaving the road, North $25^{\circ}11'46''$ East a distance of 2,564.90 feet to a stone found in the east line of Section 20, passing through two $5/8''$ iron pins set at distances of plus 30.00 feet and plus 130.00 feet, passing over the quarter section line at a distance of plus 441.57 feet and passing through an additional iron pin set at a distance of plus 2,164.90 feet, respectively;

thence, with the east line of Section 20 and being the west line of Section 21, North $02^{\circ}28'34''$ East a distance of 666.48 feet to the Point of Beginning;

containing 107.041 acres, more or less, of which:

- 25.465 acres are in Section 20, being part of Parcel No. 47-70-20-01-002 and
- 81.576 acres are 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. 89 (Huggins 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. 89 (Huggins Road). Said easement runs in an east-west direction across the south end of the above-described property with the south line of said easement being the centerline of Township Road No. 89. Containing 0.900 acre, 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 northeast-southwest direction across the south end of the above-described property with the south line of said easement being the center of said old haul road. Containing 4.322 acres, more or less, of easement.

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 $86^{\circ}49'18''$ East.

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Description of Parcel 7 (107.041 Acres)

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.

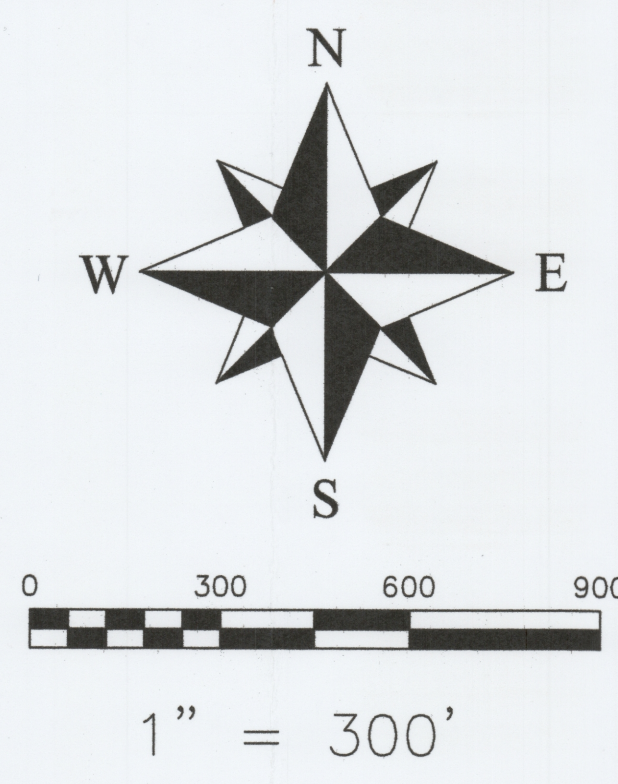
Prior deed: Official Records Volume 2647, Page 340.

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



DESCRIPTION
APPROVED
By: *[Signature]* 3/16/2017

47-70-20-01-004 B
47-70-20-01-002 D
47-70-21-08-008 D
47-46-02-04-004 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'

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

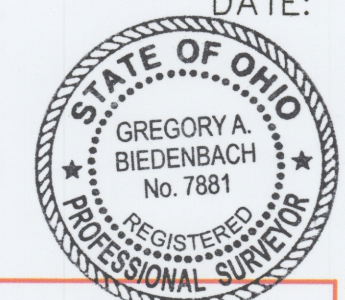
Parcel No. 6
40.028 Acres
Remainder of: Bruner Land Company, Inc. 252.871 ACRES O.R.V. 2647, Pg. 340
Part of Parcel No. 47-70-20-01-002

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.

Survey File No.: GB-2601F3

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

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
Remainder of: Part of Parcel No. Bruner Land 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 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.

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.

- DESCRIPTION APPROVED By: *[Signature]*
- △ = 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

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".

Survey Plat for Bruner Land Company, Inc.