

47-70-20-01-003  
47-70-21-08-007

### **Description of Parcel No. 5 (22.017 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:

Commencing for reference at a 5/8" iron pin found capped "Linn" at the center of Section 21 (Note: Reference bearing on the north line of the southeast quarter of Section 21 used as South 86°38'14" East);

thence, with the east line of the southwest quarter of Section 21, South 02°30'03" West a distance of 23.58 feet to a point in the centerline of Township Road No. 266 (Lewellyn Road);

thence, with the centerline of Township Road No. 266, the following four courses:

1. North 86°53'54" West a distance of 565.31 feet to a point;
2. thence North 86°55'27" West a distance of 108.94 feet to a point;
3. thence North 87°06'22" West a distance of 567.16 feet to a point;
4. thence North 86°54'13" West a distance of 398.23 feet to a point, being the **TRUE POINT OF BEGINNING** for this description;

thence, from said Point of Beginning and continuing with the centerline of Township Road No. 266, the following 11 courses:

1. South 89°11'17" West a distance of 92.24 feet to a point;
2. thence South 79°52'29" West a distance of 49.95 feet to a point;
3. thence South 62°55'37" West a distance of 128.82 feet to a point;
4. thence South 63°10'37" West a distance of 158.02 feet to a point;
5. thence South 57°06'53" West a distance of 70.27 feet to a point;
6. thence South 45°36'42" West a distance of 126.71 feet to a point;
7. thence South 37°49'38" West a distance of 111.37 feet to a point;
8. thence South 31°08'17" West a distance of 122.71 feet to a point;
9. thence South 22°01'23" West a distance of 145.82 feet to a point;
10. thence South 46°20'25" West a distance of 41.58 feet to a point;
11. thence South 73°22'58" West a distance of 48.19 feet to a point at or near the Township Road No. 266 and at or near the beginning of Township Road No. 89 (Huggins Road);



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thence, with the centerline of Township Road No. 89, the following six courses:

1. thence North  $81^{\circ}15'04''$  West a distance of 66.21 feet to a point;
2. thence North  $70^{\circ}59'13''$  West a distance of 78.60 feet to a point;
3. thence North  $58^{\circ}18'53''$  West a distance of 69.97 feet to a point;
4. thence North  $51^{\circ}05'23''$  West a distance of 108.50 feet to a point;
5. thence North  $59^{\circ}52'46''$  West a distance of 87.82 feet to a point;
6. thence North  $69^{\circ}24'14''$  West a distance of 153.19 feet to a point in the centerline intersection of an old haul road;

thence, with the centerline of said old haul road, the following 21 courses:

1. North  $24^{\circ}53'22''$  East a distance of 115.05 feet to a point;
2. thence North  $16^{\circ}12'10''$  East a distance of 59.63 feet to a point;
3. thence North  $03^{\circ}44'35''$  East a distance of 58.99 feet to a point;
4. thence North  $11^{\circ}40'32''$  West a distance of 145.95 feet to a point;
5. thence North  $05^{\circ}15'28''$  East a distance of 143.44 feet to a point;
6. thence North  $14^{\circ}02'34''$  East a distance of 127.77 feet to a point;
7. thence North  $29^{\circ}25'57''$  East a distance of 49.31 feet to a point;
8. thence North  $46^{\circ}33'09''$  East a distance of 52.47 feet to a point;
9. thence North  $61^{\circ}39'59''$  East a distance of 44.25 feet to a point;
10. thence North  $68^{\circ}30'33''$  East a distance of 76.81 feet to a point;
11. thence North  $68^{\circ}30'33''$  East a distance of 49.27 feet to a point;
12. thence North  $60^{\circ}06'43''$  East a distance of 96.95 feet to a point;
13. thence North  $53^{\circ}01'05''$  East a distance of 193.13 feet to a point;
14. thence North  $60^{\circ}27'29''$  East a distance of 43.11 feet to a point;
15. thence North  $75^{\circ}10'02''$  East a distance of 37.85 feet to a point;
16. thence South  $87^{\circ}12'50''$  East a distance of 50.60 feet to a point;
17. thence South  $69^{\circ}22'46''$  East a distance of 271.67 feet to a point;
18. thence South  $71^{\circ}53'02''$  East a distance of 80.26 feet to a point;
19. thence South  $84^{\circ}31'48''$  East a distance of 87.18 feet to a point;



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20. thence North  $85^{\circ}24'27''$  East a distance of 94.40 feet to a point;

21. thence North  $79^{\circ}17'39''$  East a distance of 28.00 feet to a point;

thence, leaving the road, South  $13^{\circ}25'35''$  East a distance of 467.05 feet to the Point of Beginning, passing through three iron pins set at distances of plus 30.00 feet, plus 130.00 feet, plus 332.05 feet, respectively and passing through another iron pin set in the south line of the northwest quarter of Section 21 at a distance of plus 432.05 feet;

Containing 22.017 acres, more or less, of which:

3.237 acres are in Section 20, being part of Parcel No. 47-70-20-01-002 and

18.780 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 the right-of-way of Township Road No. 266 (Lewellyn 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) and Township Road No. 266 (Lewellyn Road). Said easement runs in a east-west direction across the south end of the above-described property with the south line of said easement being the centerlines of Township Road No. 89 and Township Road No. 266. Containing 1.905 acres, more or less, of easement.

Subject to another 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 east-west direction across the north end of the above-described property with the north line of said easement being the centerline of said old haul road. Containing 2.188 acres, more or less, of easement.

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

All iron pins set are  $5/8'' \times 30''$  rebar capped "Biedenbach Surveying, LLC. 7881 - 8534".

The bearings in this description are for angle calculations only and are based on the north line of the southeast quarter of Section 21 used as an assumed bearing of South  $86^{\circ}38'14''$  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 Russell Claus, Registered Surveyor No. 8534, based on an actual field survey of October 14, 2016; 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: Russell Claus

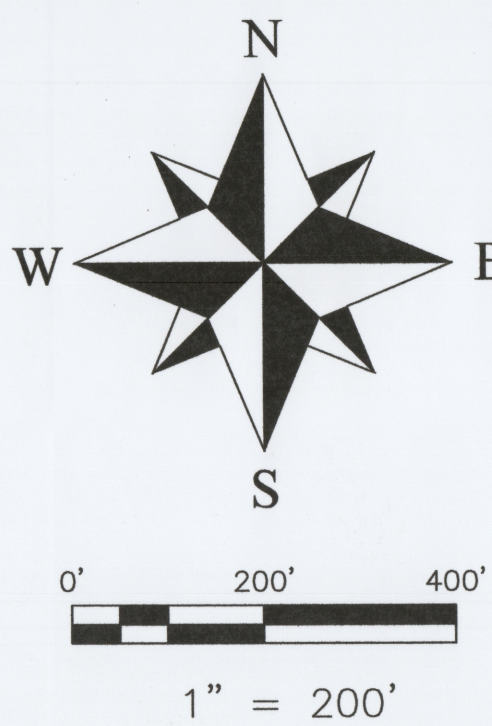
Date: 10/16/2016

Survey File: GB-2601

DESCRIPTION  
APPROVED  
By: [Signature] 11/13/17







# Survey Plat for Bruner Land Company, Inc.

Sheet 2 of 2

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

## 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

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°49'36" 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	76.81'
L35	N 68°30'33" E	49.27'
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'

LINE	BEARING	DISTANCE
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'
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'

261.973 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

- △ = Spike Nail Set
- = Iron Bolt Found
- ▲ = 5/8" Iron Pin Fd. "Graves 6792"
- = 5/8" Iron Pin Found Uncapped (Unless Noted)
- = 5/8" x 30" I.P. Set "Biedenbach Surveying LLC. 7881 - 8534" w/ 1 1/4" Plastic Cap
- = 5/8" Iron Pin Found "Linn"
- ⊙ = 1 1/2" Iron Pipe Found
- ⦿ = Monument Found in Concrete (Type as Noted)

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

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

New Split From:  
Bruner Land  
Company, Inc.  
514.458 Acres  
O.R.V. 2647, Pg. 340  
Part of Parcel No.  
47-70-21-08-002

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



## 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 ORIGINAL FIELD SURVEY OF THE PREMISES. TITLE IS NOT GUARANTEED BY THIS SURVEY.

RUSSELL CLAUS  
REG. SURVEYOR 8534  
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

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'

DESCRIPTION  
APPROVED  
By: *[Signature]*

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 AND RECORD. 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.

Survey File No.: GB-2601F2

Match Line Sheet 1 of 2

Match Line Sheet 1 of 2