

Description of Parcel No. 6
(40.028 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 of the east half of Section 20, 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 northeast corner of Section 20 (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 west line of Section 21 and being the east line of Section 20, South 02°28'34" West a distance of 666.48 feet to an unmarked stone found in the east line of a 36.65 acres tract as conveyed to Jeffrey Moore by Official Records Volume 1841, Page 173 of the Muskingum County Recorder's Office, being **THE TRUE POINT OF BEGINNING** for this description;

thence, from said Point of Beginning, South 25°11'46" West a distance of 2,564.90 feet to a point in the center of Township Road No. 89 (Huggins Road), passing through a 5/8" iron pin set at a distance of 400.00 feet, passing over the quarter section line at a distance of plus 2,123.33 feet, passing through two additional 5/8" iron pins set at distances of plus 2,434.90 feet and plus 2,534.90 feet, respectively;

thence, with the center of Township Road No. 89, the following 14 courses:

1. North 40°55'33" West a distance of 117.49 feet to a point;
2. thence North 35°55'59" West a distance of 197.20 feet to a point;
3. thence North 31°45'48" West a distance of 145.02 feet to a point;
4. thence North 34°17'08" West a distance of 103.34 feet to a point, passing over the quarter section line at a distance of 68.91 feet;
5. thence North 40°04'07" West a distance of 105.00 feet to a point;
6. thence North 34°28'55" West a distance of 36.18 feet to a point;
7. thence North 21°07'12" West a distance of 33.54 feet to a point;
8. thence North 10°51'52" West a distance of 74.86 feet to a point;
9. thence North 00°32'52" East a distance of 312.13 feet to a point;
10. thence North 05°14'57" East a distance of 76.69 feet to a point;
11. thence North 12°21'17" East a distance of 343.32 feet to a point;
12. thence North 09°01'31" East a distance of 23.32 feet to a point;
13. thence North 13°50'41" West a distance of 31.54 feet to a point;
14. thence North 26°00'33" West a distance of 77.18 feet to a point;

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Description of Parcel No. 6 (40.028 Acres)

thence, leaving the road and with the east line of the aforementioned Moore 36.56 acres tract, the following five courses:

1. North $46^{\circ}07'36''$ East a distance of 428.18 feet to a $5/8''$ iron pin set, passing through two $5/8''$ iron pins set at distances of plus 30.00 feet and plus 130.00 feet, respectively;
2. thence North $41^{\circ}50'01''$ East a distance of 89.77 feet to a $5/8''$ iron pin set;
3. thence North $51^{\circ}47'15''$ East a distance of 316.13 feet to a $5/8''$ iron pin set;
4. thence North $57^{\circ}44'44''$ East a distance of 507.38 feet a $5/8''$ iron pin found uncapped;
5. thence South $86^{\circ}21'41''$ East a distance of 442.59 feet to the Point of Beginning;

containing 40.028 acres, more or less, being part of Parcel No. 47-70-20-01-002.

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 a north-south direction across the west end of the above-described property with the west line of said easement being the centerline of Township Road No. 89. Containing 1.925 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.

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:

Date:

Survey File: GB-2601F3

DESCRIPTION
APPROVED

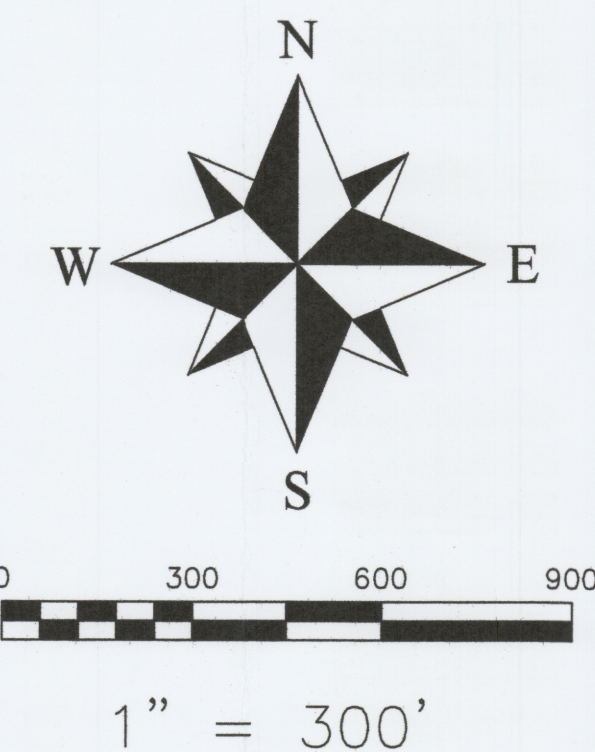
By:



47-70-20-01-004 B
47-70-20-01-002 D
47-70-21-08-008 D
47-70-20-04-004 C
47-70-21-08-009 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
L68	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

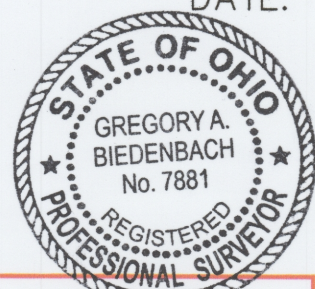
Ohio Franklin Realty, LLC
154.618 Acres
O.R.V. 2568, Pg. 853

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

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

- 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" (UNLESS NOTED)
 - = 5/8" IRON PIN FOUND UNCAPPED (UNLESS NOTED)
 - ⊠ = 5/8" IRON PIPE FOUND "LINN"
 - ⊙ = MONUMENT FOUND IN CONCRETE (TYPE AS NOTED)
 - = STONE FOUND

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.