

**Description of Parcel No. 3
(52.291 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 a 0.754 acre tract as conveyed to Bruner Land Company, Inc. by Official Records Volume 2648, Page 490 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 in 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), being the **TRUE POINT OF BEGINNING** for this description;

thence, from said Point of Beginning and running with the centerline of Township Road No. 266, North 86°53'54" West a distance of 565.31 feet to a point,

thence, leaving the road, North 02°58'18" East a distance of 1,935.32 feet to a point in the centerline of an old haul road, passing through an iron pin set in the north line of the southwest quarter of Section 21 at a distance of plus 26.60 feet and passing through three additional iron pins set at distances of plus 126.60 feet, plus 1,805.32 feet, and plus 1,905.32 feet, respectively;

thence, with the centerline of an old haul road, the following nine courses:

1. North 88°57'20" East a distance of 274.04 feet to a point;
2. thence South 88°18'57" East a distance of 282.70 feet to a point;
3. thence South 83°31'50" East a distance of 168.83 feet to a point;
4. thence North 81°45'33" East a distance of 50.44 feet to a point;
5. thence North 58°06'12" East a distance of 78.02 feet to a point;
6. thence North 41°32'23" East a distance of 55.85 feet to a point;
7. thence North 30°27'00" East a distance of 134.93 feet to a point;
8. thence North 35°25'38" East a distance of 134.99 feet to a point;
9. thence North 35°15'58" East a distance of 215.33 feet to a point;

thence, leaving the road, South 02°55'07" West a distance of 2,464.02 feet to a point in the centerline of Township Road No. 266, passing through three iron pins set at distances of plus 40.00 feet, plus 140.00 feet, plus 2,345.55 feet, respectively and passing through another iron pin set in the south line of the northeast quarter of Section 21 at a distance of plus 2,445.55 feet;

47-70-21-08-006 A

Page 2 of 2

Description of Parcel No. 3 (52.291 Acres)

thence, with the centerline of Township Road No. 266, North $87^{\circ}11'11''$ West a distance of 559.55 feet to the Point of Beginning;

Containing 52.291 acres, more or less, of which:

52.019 acres are from O.R.V. 2647, Pg. 340, being part of P.N. 47-70-21-08-002 and
0.272 acre is from O.R.V. 2648, Pg. 490, being part of Parcel No. 47-70-21-22-001.

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. 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. 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 centerline of Township Road No. 266. Containing 0.649 acre, 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 1.601 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 deeds: Official Records Volume 2647, Page 340 and Official Records Volume 2648, Page 490.

Surveyor: _____

Date: _____

Survey File: GB-2601

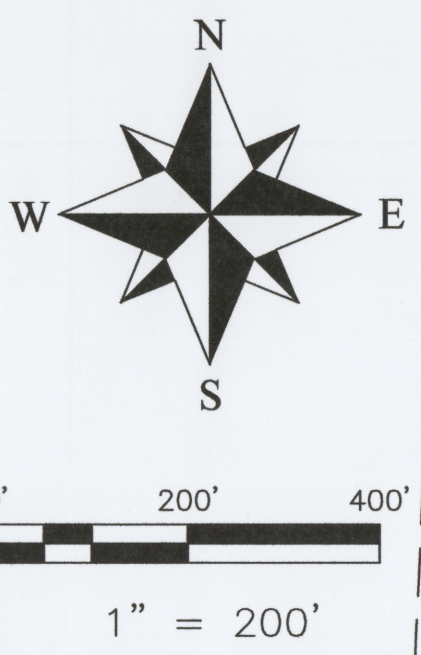
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NOT RECORDABLE**

**DESCRIPTION
APPROVED**

By: _____



47-46-02-04-003 D
47-50-15-34-000 D
47-70-21-08-004 D
47-70-21-08-005 B
47-70-21-08-006 B



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.

Ohio Franklin Realty, LLC
O.R.V. 2568, Pg. 853
Parcel No. 47-46-02-04-000

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'
L98		
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'

DESCRIPTION
APPROVED
By: *[Signature]*

Survey Plat for Bruner Land Company, Inc.

James E. and
Trudy D. Reed
2.919 Acres
O.R.V. 2638, Pg. 32

Bryce Iden
6.534 Acres
O.R.V. 2640, Pg. 802
Parcel No.
47-50-15-33-001

Sheet 1 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

Parcel No. 1 94.029 Acres

New Split From:
Bruner Land Company, Inc.
514.458 Acres
O.R.V. 2647, Pg. 340
Part of Parcel No.
47-46-02-04-002

Bryce Iden
46.132 Acres
O.R.V. 2640, Pg. 802
Parcel No.
47-50-15-33-000

Parcel No. 3 52.291 Acres

52.019 Acres from
O.R.V. 2647, Pg. 340

0.272 Acre from
O.R.V. 2648, Pg. 490

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

Parcel No. 2 59.434 Acres

59.028 Acres from
O.R.V. 2647, Pg. 340

0.406 Acre from
O.R.V. 2648, Pg. 490

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

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

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	76.81'
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'
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'

- △ = 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)

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'

SURVEYORS CERTIFICATION:

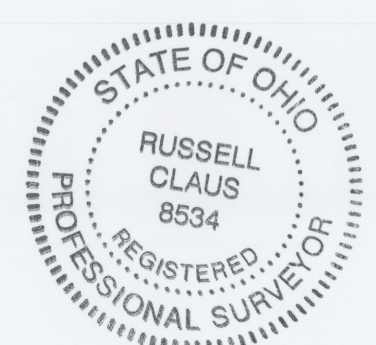
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT IT WAS PREPARED FROM AN ORIGINAL FIELD SURVEY OF THE PREMISES. THIS TITLE IS NOT GUARANTEED BY THIS SURVEY.

NOT RECORDABLE

RUSSELL CLAUD
REG. SURVEYOR 8534
BIDENBACH 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-2601F1



Match Line Sheet 2 of 2

Match Line Sheet 2 of 2

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

Richard L. and
Dorothy Heckel
Residue of Original
162.72 Acres Deed
D.V. 589, Pg. 236
Parcel No. 47-70-21-22-000