

47-46-02-04-004
47-70-21-08-009

Description of Parcel No. 8 (72.019 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 south half of Section 16 and part in the north 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 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, South 86°49'18" East a distance of 1,778.46 feet to a 3/4" iron 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, being **THE TRUE POINT OF BEGINNING** for this description;

thence, from said Point of Beginning with the east line of said Hina property, North 02°39'57" East a distance of 975.02 feet to a 5/8" iron pin found uncapped at the northeast corner of said Hina 39.75 acres tract and being the southwest corner of a 9.02 acres tract as conveyed to William Russell Hina by Official Records Volume 1714, Page 693 of the Muskingum County Recorder's Office;

thence, with the south line of said Hina 9.02 acres tract and an extension thereof, South 86°56'45" East a distance of 797.87 feet to a mine bolt found at the southeast corner of a 9.02 acres tract as conveyed to Shawn Good by Official Records Volume 1116, Page 474 of the Muskingum County Recorder's Office;

thence, with the east line of said Good property, North 02°33'25" East a distance of 985.34 feet to a point in the center of Township Road No. 265 (Crock Road), passing through a 5/8" iron pin set at a distance of plus 860.53 feet and passing through a 5/8" iron pin found uncapped at a distance of plus 960.53 feet;

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

1. South 89°51'11" East a distance of 118.30 feet to a point;
2. thence South 87°29'18" East a distance of 134.62 feet to a point;
3. thence South 87°08'59" East a distance of 238.68 feet to a point;
4. thence South 79°40'31" East a distance of 135.71 feet to a point;
5. thence South 73°38'06" East a distance of 56.53 feet to a point;

thence, leaving the road, South 01°44'17" West a distance of 2,144.55 feet to a point in the center of an old haul road, passing through five iron pins set at distances of plus 30.00 feet, plus 130.00 feet, plus 717.20 feet, plus 1,935.90 feet and plus 2,104.55 feet, respectively;

DESCRIPTION

APPROVED

By:

8/17/2017

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thence, with the center of an old haul road, the following 12 courses:

1. South 35°15'58" West a distance of 215.33 feet to a point;
2. thence South 35°25'38" West a distance of 134.99 feet to a point;
3. thence South 30°27'00" West a distance of 134.93 feet to a point;
4. thence South 41°32'23" West a distance of 55.85 feet to a point;
5. thence South 58°06'12" West a distance of 78.02 feet to a point;
6. thence South 81°45'33" West a distance of 50.44 feet to a point;
7. thence North 83°31'50" West a distance of 168.83 feet to a point;
8. thence North 88°18'57" West a distance of 282.70 feet to a point;
9. thence South 88°57'20" West a distance of 274.04 feet to a point;
10. thence North 86°49'45" West a distance of 98.65 feet to a point;
11. thence North 86°11'53" West a distance of 155.34 feet to a point;
12. thence South 79°18'52" West a distance of 92.07 feet to a point;

thence, leaving the haul road, North 00°33'55" West a distance of 757.46 feet to the Point of Beginning, passing through two 5/8" iron pins set at distances of plus 30.00 feet and plus 130.00 feet, respectively;

containing 72.019 acres, more or less, of which:

49.139 acres are in Section 16, being part of Parcel No. 47-46-02-04-002 and

22.880 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. 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 0.785 acre, more or less, of easement.

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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 an east-west 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 1.999 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°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

**OFFICE COPY
NOT RECORDABLE**



DESCRIPTION
APPROVED
By: [Signature]

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°08'43" 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' |
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| 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' |
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| L145 | S 86°52'55" E | 285.41' |
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| 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 |