

Description of Parcel No. 3
(20.171Acres)

Being a new split from a 60.27 acres tract as conveyed to Bruner Land Company, Inc. by Book 2698, Page 246 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 northeast quarter of Section 26 and part in the southwest quarter of the northwest quarter of Section 25, Range 14 West, Township 15 North, of the "United States Military District" and being further bounded and described as follows:

Commencing for reference at a 5/8" iron pin set at the center of Section 26 (Note: Reference bearing on the south line of the northeast quarter of Section 26 used as North 88°08'10" West);

thence, with the south line of the northeast quarter of Section 26, South 88°08'10" East a distance of 2,074.00 feet to a 5/8" iron pin set, being the **TRUE POINT OF BEGINNING** for this description;

thence, from said Point of Beginning and leaving said quarter-section line, North 07°08'58" West a distance of 1466.77 feet to a point in the centerline of County Road No. 32 (Baughman Run Road), passing through four 5/8" iron pins set at distances of plus 100.00 feet, plus 410.00 feet, plus 1,336.77 feet, and plus 1,436.77 feet, respectively;

thence, with the present centerline of County Road No. 32, the following four courses:

1. North 63°33'06" East a distance of 75.61 feet to a point;
2. thence North 68°00'06" East a distance of 70.74 feet to a point;
3. thence North 76°58'20" East a distance of 42.72 feet to a point;
4. thence North 87°24'13" East a distance of 48.36 feet to a point;

thence, leaving the present centerline of County Road No. 32 with the old centerline of County Road No. 32 (circa 1994), the following three courses:

1. South 84°38'23" East a distance of 32.50 feet to a point;
2. thence South 84°16'51" East a distance of 75.76 feet to a point;
3. thence North 89°38'40" East a distance of 15.44 feet to a point at the northwest corner of a 0.61 acre tract as conveyed to John and Sarah Shepherd by Book 1103, Page 382 of the Muskingum County Recorder's Office;

thence, leaving the old centerline with the west line of said Shepherd tract, the following two courses:

1. South 08°57'12" East a distance of 20.00 feet to a 5/8" iron pin found uncapped;
2. thence South 04°54'32" East a distance of 229.07 feet to a 1" iron pipe found at the southwest corner of said Shepherd tract;

thence, with the south line of said Shepherd tract, North $89^{\circ}06'35''$ East a distance of 112.78 feet to a point in the centerline of County Road No. 86 (Swackhammer Road), passing through a $5/8''$ iron pin found uncapped at a distance of plus 95.78 feet;

thence, with the centerline of County Road No. 86, the following 19 courses:

1. South $14^{\circ}49'46''$ East a distance of 59.46 feet to a point;
2. thence South $27^{\circ}54'22''$ East a distance of 77.75 feet to a point;
3. thence South $44^{\circ}29'07''$ East a distance of 63.61 feet to a point;
4. thence South $54^{\circ}55'11''$ East a distance of 128.05 feet to a point;
5. thence South $50^{\circ}47'20''$ East a distance of 45.30 feet to a point;
6. thence South $38^{\circ}17'39''$ East a distance of 66.13 feet to a point in the east line of the northeast quarter of Section 26;
7. thence South $34^{\circ}00'49''$ East a distance of 64.20 feet to a point;
8. thence South $22^{\circ}56'08''$ East a distance of 37.56 feet to a point;
9. thence South $13^{\circ}03'55''$ East a distance of 47.51 feet to a point;
10. thence South $01^{\circ}31'36''$ East a distance of 48.61 feet to a point;
11. thence South $11^{\circ}10'41''$ West a distance of 122.47 feet to a point;
12. thence South $12^{\circ}36'13''$ West a distance of 92.99 feet to a point;
13. thence South $07^{\circ}40'27''$ West a distance of 87.04 feet to a point;
14. thence South $05^{\circ}09'16''$ West a distance of 76.60 feet to a point;
15. thence South $05^{\circ}29'22''$ West a distance of 53.53 feet to a point;
16. thence South $06^{\circ}47'10''$ West a distance of 90.38 feet to a point in the west line of the southwest quarter of the northwest quarter of Section 25;
17. thence South $06^{\circ}56'49''$ West a distance of 78.95 feet to a point;
18. thence South $03^{\circ}27'36''$ West a distance of 78.08 feet to a point;
19. thence South $00^{\circ}03'30''$ East a distance of 107.25 feet to a point in the south line of the northeast quarter of Section 26, being located for reference North $88^{\circ}08'10''$ West a distance of 8.21 feet from a $5/8''$ iron pin found uncapped at the southeast corner of the northeast quarter of Section 26;

thence, with said quarter-section line, North $88^{\circ}08'10''$ West a distance of 546.77 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;

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Description of Parcel No. 3 (20.171 Acres)

Containing 20.171 acres, more or less, of which:

0.517 acre is in Section 25, being all of Parcel No. 47-96-25-13-000 and
19.654 acres are in Section 26, being part of Parcel No. 47-94-26-21-000.

Subject to all legal right-of-ways, easement, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of County Road No. 32 (Baughman Run Road).

Subject to the right-of-way of County Road No. 86 (Swackhammer 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 County Road No. 32. 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 north line of the above-described property. Containing 0.415 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 County Road No. 86. Said easement runs in a north-south direction across the east end of the above-described property with the east line of said easement being the centerline of said County Road No. 86. Containing 1.636 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 south line of the northeast quarter of Section 26 used as an assumed bearing of North 88°08'10" West.

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 10, 2017; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Book 2698, Page 246.

Surveyor:

Date:

Survey File: GB-2683F3

DESCRIPTION
APPROVED
By: *[Signature]*



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