

### **Description of Parcel No. 3 (Revised 20.033 Acres)**

Being a new split from a 60.292 acres tract as conveyed to Bruner Land Company, Inc. by Book 2720, Page 234 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 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 1,323.00 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 01°26'42" West a distance of 652.04 feet to a 5/8" iron pin set, passing through a 5/8" iron pin set at a distance of plus 100.00 feet;

thence South 88°35'07" East a distance of 1,382.70 feet to a point in the center of County Road No. 86 (Swackhammer Road), passing through four 5/8" iron pins set at distances of plus 100.00 feet, plus 200.00 feet, plus 1,237.05 feet and plus 1,337.05 feet, respectively;

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

1. South 12°36'13" West a distance of 92.99 feet to a point;
2. thence South 07°40'27" West a distance of 87.04 feet to a point;
3. thence South 05°09'16" West a distance of 76.60 feet to a point;
4. thence South 05°29'22" West a distance of 53.53 feet to a point;
5. thence South 06°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;
6. thence South 06°56'49" West a distance of 78.95 feet to a point;
7. thence South 03°27'36" West a distance of 78.08 feet to a point;
8. thence South 00°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°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°08'10" West a distance of 1,297.77 feet to the Point of Beginning, passing through four 5/8" iron pins set at distances of plus 30.00 feet, plus 130.00 feet, plus 546.77 feet and plus 727.77 feet, respectively;

Page 2 of 2  
Description of Parcel No. 3 (20.033 Acres)

Containing 20.033 acres, more or less, of which:  
10.775 acres is in Section 26 being part of Parcel No. 47-94-26-21-004 and  
9.258 acres are in Sections 25 and 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. 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 0.763 acre, 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 June 19, 2017; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Book 2720, Page 234.

Surveyor:

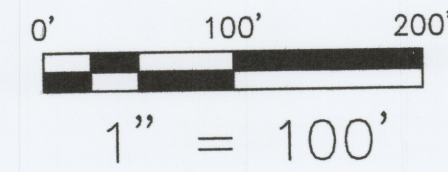
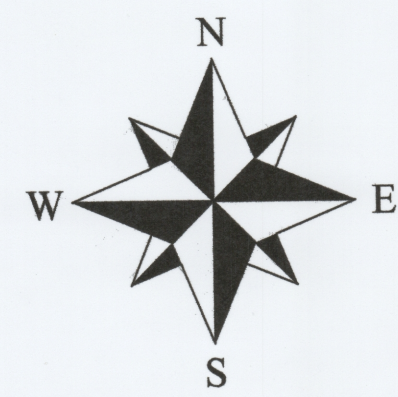
Date:

Survey File: GB-2683F4

DESCRIPTION  
APPROVED  
By: *[Signature]*







- = 5/8" I.P. Fd. Uncapped (Unless Noted)
- ⊙ = 1" Iron Pipe Found
- ⊗ = Fence Post Found
- ⊕ = 5/8" Iron Pin Found "Daniels 5410"
- = 5/8" x 30" I.P. Set "Biedenbach Surveying, LLC. PS 7881"
- = Stone Found

# Survey Plat for Bruner Land Company, Inc.

60.292 Acres Total

Current:  
Bruner Land  
Company, Inc.  
60.292 Acres Deed  
Book 2720, Pg. 234

Prior:  
Susan and  
Charles Miller  
Parcel One  
60.27 Acres Deed  
Book 1128, Pg. 916

LINE	BEARING	DISTANCE
L1	N 62°04'56" E	64.91'
L2	N 65°27'51" E	69.49'
L3	N 69°42'36" E	62.50'
L4	N 65°11'29" E	111.67'
L5	N 61°42'26" E	95.51'
L6	N 56°56'49" E	66.59'
L7	N 53°43'27" E	66.36'
L8	N 42°58'20" E	95.09'
L9	N 35°01'43" E	166.51'
L10	N 43°24'31" E	108.19'
L11	N 58°37'56" E	71.16'
L12	N 72°32'12" E	48.92'
L13	N 77°19'03" E	95.94'
L14	N 79°51'07" E	97.10'
L15	N 86°42'14" E	102.15'
L16	S 82°16'27" E	65.46'
L17	S 71°04'58" E	20.53'
L18	N 62°26'02" E	116.72'
L19	N 87°24'13" E	48.36'
L20	N 76°58'20" E	42.72'
L21	N 68°00'06" E	70.74'
L22	N 63°33'06" E	220.61'
L23	S 84°38'23" E	32.50'
L24	S 84°16'51" E	75.76'
L25	N 89°38'40" E	15.44'
L26	S 08°57'12" E	20.00'
L27	S 04°54'32" E	229.07'
L28	N 89°06'35" E	112.78'
L29	S 14°49'46" E	59.46'
L30	S 27°54'22" E	77.75'
L31	S 44°29'07" E	63.61'
L32	S 54°55'11" E	128.05'
L33	S 50°47'20" E	45.30'
L34	S 38°17'39" E	66.13'
L35	S 34°00'49" E	64.20'
L36	S 22°56'08" E	37.56'
L37	S 13°03'55" E	47.51'
L38	S 01°31'36" E	48.61'
L39	S 11°10'41" W	122.47'
L40	S 12°36'13" W	92.99'
L41	S 07°40'27" W	87.04'
L42	S 05°09'16" W	76.60'
L43	S 05°29'22" W	53.53'
L44	S 06°47'10" W	90.38'
L45	S 06°56'49" W	78.95'
L46	S 03°27'36" W	78.08'
L47	S 00°03'30" E	107.25'

George J. Dozer  
73.44 Acres  
Book 1158, Pg. 863

Steven C. Kelley  
Julie B. Kelley  
Residue of  
Parcel Two  
31.32 Acres  
Book 2647, Pg. 678

Steven C. Kelley  
Julie B. Kelley  
Residue of  
Parcel Two  
31.32 Acres  
Book 2647, Pg. 678

Parcel No. 2  
20.174 Acres

New Split From:  
Bruner Land  
Company, Inc.  
Book 2720, Pg. 234

Parcel No. 3  
20.033 Acres

New Split From:  
Bruner Land  
Company, Inc.  
Book 2720, Pg. 234

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".

## PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAPS "CROOKSVILLE"
- (4) SURVEY PLATS BY RICHARD DANIELS
- (5) SURVEY PLAT BY JOHN EVERS
- (6) SURVEY PLAT BY RANDALL EMLER
- (7) SURVEY PLAT BY BIEDENBACH SURVEYING LLC.

## 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.

**PRATT DOZ**  
GREGORY A. BIEDENBACH  
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.



DESCRIPTION  
APPROVED  
By: *[Signature]*

Survey File No.: GB-2683F4

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON AN ASSUMED BEARING ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 26 USED AS NORTH 88°08'10" WEST.

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.

Susan and  
Charles Miller  
Parcel Two  
37.38 Acres  
BOOK 1128, Pg. 916

Derek J. and  
Jodi L. Dozer  
8.12 Acres  
BOOK 2083, Pg. 519

Carolyn C. Walker  
20.01 Acres  
Book 2089, Pg. 872

0.47 Acre  
Area of Deed Gap

Robert G. Good  
First Part of  
Parcel One  
Residue of Original  
84 1/2 Acres Deed  
Book 2016, Pg. 251

New Split From:  
Bruner Land  
Company, Inc.  
Book 2720, Pg. 234

Steven C. Kelley  
Julie B. Kelley  
Residue of  
Parcel Three  
59.13 Acres  
Book 2647, Pg. 678

Robert G. Good  
Second Part of  
Parcel One  
2 Acres  
Book 2016, Pg. 251

N.E. Corner  
S.E. 1/4  
N.E. 1/4  
Section 26