

Description of Parcel 4

**OFFICE COPY
NOT RECORDABLE**

Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, being in the north half of Section 5, Range 12 West, Township 12 North, of "The Congress Lands East of the Scioto River", and being bounded and described as follows:

Commencing for reference at an iron pin found at the southeast corner of the northeast quarter of Section 5 (Note: Reference bearing on the east line of Section 5 used as North 00°32'48" West.);

thence, with the east line of Section 5, North 00°32'48" West a distance of 478.40 feet to an iron pin found capped "Biedenbach 5718" at the northeast corner of a 121.65 acres tract as conveyed to Delmar Tysinger by Deed Volume 881, Page 172 of the Muskingum County Recorder's Office;

thence, with the north line of said Tysinger property, North 89°57'57" West a distance of 1,776.11 feet to an iron pin set;

thence, leaving said property line, North 01°54'26" West a distance of 376.95 feet to an iron pin set, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning continuing, North 01°54'26" West a distance of 438.50 feet to an iron pin set, passing through an iron pin set at a distance of plus 210.67 feet;

thence South 89°57'57" East a distance of 1,463.88 feet to a point in the centerline of Township Road No. 234, passing through two iron pins set at distances of plus 1,333.88 feet and plus 1,433.88 feet, respectively;

thence, with the centerline of Township Road No. 234, the following four courses:

- (1) South 01°59'34" East a distance of 134.09 feet to a point;
- (2) thence South 07°49'54" East a distance of 126.00 feet to a point;
- (3) thence South 28°02'39" East a distance of 126.62 feet to a point;
- (4) thence South 43°32'42" East a distance of 93.46 feet to a point;

thence, leaving the road, North 89°57'57" West a distance of 1,595.04 feet to the Point of Beginning, passing through two iron pins set at distances of plus 31.23 feet and plus 131.23 feet, respectively;

Page 2 of 2
Description of Parcel 4

containing 15.008 acres, more or less, being a new split out of Parcel No. 06-06-01-05-19-000.

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

Subject to a 30.00 feet wide easement being reserved unto the grantor, his heirs, and/or assigns, forever. Said easement is for the purposes of running utilities to other parcels of land on or near Township Road No. 234. 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 Township Road No. 234. Containing 0.331 acres, more or less, of easement.

All iron pins set are rebar with yellow caps labeled "Claus 6456".

The bearings in this description are for angle calculations only and are based on a re-survey by W. J. Biedenbach and Associates on November 3, 1982 of the north line of Delmar Tysinger's 121.65 acres tract in Deed Volume 881, Page 172 of the Muskingum County Recorder's Office, being used as North 89°57'57" West.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of June 23, 1990.

Prior Deed: Deed Volume _____ Page _____.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

by J. F. Hamble

7-02-90

OFFICE COPY
NOT RECORDABLE

OFFICE COPY
NOT RECORDABLE

- = IRON PIN FOUND
- = IRON PIN SET CALLED "CLAUS 6456"
- △ = IRON PIN FOUND CALLED "BIEDENBACH 5716"
- ◊ = STATE OF OHIO RIGHT-OF-WAY MARKER
- △ = SURVEY ANGLE POINT
- = PROPERTY LINES
- = LINES OF THIS SURVEY
- = STATE OF OHIO, DIVISION OF FORESTRY MARKER

SURVEY PLAT FOR BRUNER LAND CO.

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF BLUE ROCK, BEING IN THE NORTH HALF OF SECTION 5, RANGE 12 WEST, TOWNSHIP 12 NORTH, OF "THE CONGRESS LANDS 1795-1802".

WAYNE TWP.
BLUE ROCK TWP.
5 4
SALT CREEK TWP.
BLUE ROCK TWP.

06010519
06010520

STATE OF OHIO
469.83 AC.
DV. 479 PG. 53

STATE OF OHIO
12.40 AC.
DV. 479 PG. 53

X. DUTRO
18.82 AC.
DV. 581 PG. 800

CONSTANCE HILTON
8.58 AC.
DV. 1021 PG. 465

② 20.037 Ac.

⑤ 10.005 Ac.

④ 15.008 Ac.

① 20.002 Ac.

③ 15.014 Ac.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

J. L. Hamble

7-02-90

SCALE 1" = 200'

BEARINGS ARE BASED ON A RE-SURVEY BY W. J. BIEDENBACH AND ASSOC. ON NOVEMBER 3, 1982 OF THE NORTH LINE OF DELMAR TYSINGER'S 121.65 ACRES TRACT IN DV. 881, PG. 172, USED AS N89°57'57"W.



D. TYSINGER
121.65 AC.
DV. 881 PG. 172

SURVEYOR'S 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 PROPERTY.

Surveyor's Name: Roger W. Claus, P.S. 8408
33310 TH-2008
Lancaster, Ohio 43764
88140 887-3188

SE. CORNER
OF N.E. 1/4
OF SEC. 5

- = IRON PIN FOUND.
- = IRON PIN SET CAPPED "CLAUS 6456".
- △ = IRON PIN FOUND CAPPED "BIEDENBACH 5718".
- ⊙ = STATE OF OHIO RIGHT-OF-WAY MARKER.
- △ = SURVEY ANGLE POINT.
- = PROPERTY LINES.
- = LINES OF THIS SURVEY.
- = STATE OF OHIO, DIVISION OF FORESTRY MARKER

SURVEY PLAT FOR BRUNER LAND CO.

SITUATED IN THE STATE OF OHIO, COUNTY
OF MUSKINGUM, TOWNSHIP OF BLUE ROCK,
BEING IN THE NORTH HALF OF SECTION 5,
RANGE 12 WEST, TOWNSHIP 12 NORTH, OF
"THE CONGRESS LANDS 1795-1802".

WAYNE TWP.
BLUE ROCK TWP.

CALCULATED
CORNER
ONLY

SALT CREEK
TWP.

5

4

BLUE
ROCK
TWP.

STATE OF
OHIO
469.83 AC.
DV. 479 PG. 53

STATE OF
OHIO
12.40 AC.
DV. 479 PG. 53

K. DUTRO
18.82 AC.
DV. 581 PG. 300

CONSTANCE HILTON
8.58 AC.
DV. 1021 PG. 465

524.83
587.62
1112.45

8.304 AC. OUT OF 06-06-01-05-20-000
11.733 AC. OUT OF 06-06-01-05-19-000
(2) 20.037 AC.

(5) 10.005 AC. 7.336 AC. OUT OF 06-06-01-05-20-000
2.669 AC. OUT OF 06-06-01-05-19-000

(4) 15.008 AC.
OUT OF 06-06-01-05-19-000

(1) 20.002 AC.
OUT OF 06-06-01-05-19-000

(3) 15.014 AC. Bad
OUT OF 06-06-01-05-19-000

D. TYSINGER
121.65 AC.
DV. 881 PG. 172

SCALE 1" = 200'

BEARINGS ARE BASED ON A RE-SURVEY
BY W. J. BIEDENBACH AND ASSOC. ON
NOVEMBER 3, 1982 OF THE NORTH LINE
OF DELMAR TYSINGER'S 121.65 ACRES
TRACT IN DV. 881, PG. 172, USED AS
N 89° 57' 57" W.



SURVEYOR'S 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.

June 23, 1983
Date
Revisions
None
Roger W. Claus, P.S. 8456
23610 TH-2085
Louisville, Ohio 43764
(614) 887-3188

SE. CORNER
OF N.E. 1/4
OF SEC. 5

SEC. 5
SEC. 4



CANNON LAND SURVEYING
OFFICE COPY
NOT RECORDABLE
7945 RWP RD. 114 NE
NEWINGTON, OHIO 43764
614-342-2835

DEED DESCRIPTION

Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, T-12, R-12, being a resurvey of Zinsmeister V 992 P 382, being part of the North Half of Fractional Section 5, and more particularly described as follows:

Beginning at the Northeast Corner of Fractional Section 5; thence North 89 Degrees 30 Minutes 45 Seconds West 345.00 feet to a point in the centerline of Township Road 234; thence along said centerline South 00 Degrees 54 Minutes 48 Seconds East 1022.45 feet to a point in said centerline and the place of beginning; thence along said centerline the following 5 courses to points in said centerline; thence South 02 Degrees 53 Minutes 40 Seconds East 432.95 feet; thence South 08 Degrees 44 Minutes 00 Seconds East 126.00 feet; thence South 28 Degrees 56 Minutes 44 Seconds East 126.62 feet; thence South 44 Degrees 26 Minutes 48 Seconds East 186.94 feet; thence South 55 Degrees 34 Minutes 09 Seconds East 151.03 feet; thence leaving said centerline South 02 Degrees 11 Minutes 57 Seconds East 221.80 feet to an iron pin found, passing a concrete monument at 22.54 feet; thence South 89 Degrees 12 Minutes 23 Seconds West 3198.46 feet to a point on the East R/W line of State Route 60, passing an iron pin found at 3193.26 feet; thence along said R/W North 15 Degrees 35 Minutes 22 Seconds West 229.09 feet to a point; thence North 74 Degrees 24 Minutes 38 Seconds East 10.00 feet; thence North 15 Degrees 35 Minutes 22 Seconds West 700.00 feet to a concrete monument found; thence South 74 Degrees 24 Minutes 38 Seconds West 10.00 feet to a concrete Monument found; thence North 15 Degrees 35 Minutes 22 Seconds West 260.24 feet to an iron pin found on said R/W; thence leaving said R/W South 89 Degrees 15 Minutes 44 Seconds East 1450.48 feet to an iron pin found; thence North 89 Degrees 08 Minutes 13 Seconds East 1701.35 feet to the place of beginning, passing an iron pin found at 1676.35 feet. The tract as surveyed contains 80.04 acres, more or less, subject to all legal highways and easements.



CANNON LAND SURVEYING

7945 TWP RD. 114 NE
NEW LEXINGTON, OHIO 43764
614-342-2835

See plat attached.

Subject to State Route 13 and Township Road 234 R/W.

Iron pins set are 5/8 inch rebar with plastic identification caps.

Bearings are based on the North line of Fractional Section 5 as being North 89 Degrees 30 Minutes 45 Seconds West.

This description was written from a survey made April 9, 1990.



OFFICE COPY
NOT RECORDABLE

4/9/90
Date

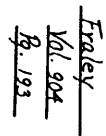
DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY *K L Nank*

4-10-90



7945 TWP RD. 114 NE
NEW LEXINGTON, OHIO 43764
614-342-2835



Fralley
Vol. 794
Pg. 340

U.S. of A.
Vol. 479
Pg. 52

N/E Corner of Fractional
Sect. 5

4/9/90
Date

State: Ohio
County: Muskingum
Township: Blue Rock
T- 12 R- 12 Lot: N/A
Section: 5
City or Village: N/A
Subdivision: N/A
Parcel #: N/A
Scale: 1" = 400'

Iron Pin Set
 ○ Iron Pin Found
 Post
 —X—X— Fence
 R.R. Spike Set
 R.R. Spike Found
 Hole
 Stone
 PK Nail Set
 PK Nail Found
 ← Basis of Bearings
 ○ Concrete Monument

Tysinger
Vol. 881
Pg. 172

**DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER**

4-10-90 1297a Bi

06-66-51-85-19 PS