

Description of Parcel 1

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, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning continuing with said property line, North 89°57'57" West a distance of 1,422.34 feet to a point on the east right-of-way line of State Route No. 60, passing through an iron pin found capped "Biedenbach 5718" at a distance of plus 1,417.14 feet;

thence, with the east right-of-way line of State Route 60, the following three courses:

- (1) North 14°45'50" West a distance of 229.88 feet to a State of Ohio right-of-way marker found;
- (2) thence North 75°14'11" East a distance of 10.00 feet to an iron pin set;
- (3) thence North 14°45'50" West a distance of 374.91 feet to an iron pin set;

thence, leaving said right-of-way line, South 89°57'57" East a distance of 1,547.23 feet to an iron pin set, passing through an iron pin set at a distance of plus 100.00 feet;

thence South 01°54'26" East a distance of 587.62 feet to the Point of Beginning, passing through an iron pin set at a distance of plus 210.67 feet;

06-01-05-19-002 PS
6570 So. RIVER RD.

Page 2 of 2
Description of Parcel 1

containing 20.002 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 15.00 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 State Route No. 60. Said easement runs in a north-south direction across the west end of the above described property with the west line of said easement being the east right-of-way line for State Route No. 60. Containing 0.212 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 K. 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. J. Hambl

7-02-90

OFFICE COPY
NOT RECORDABLE

- 7-02-90

SURVEY PLAT FOR BRUNER LAND CO.

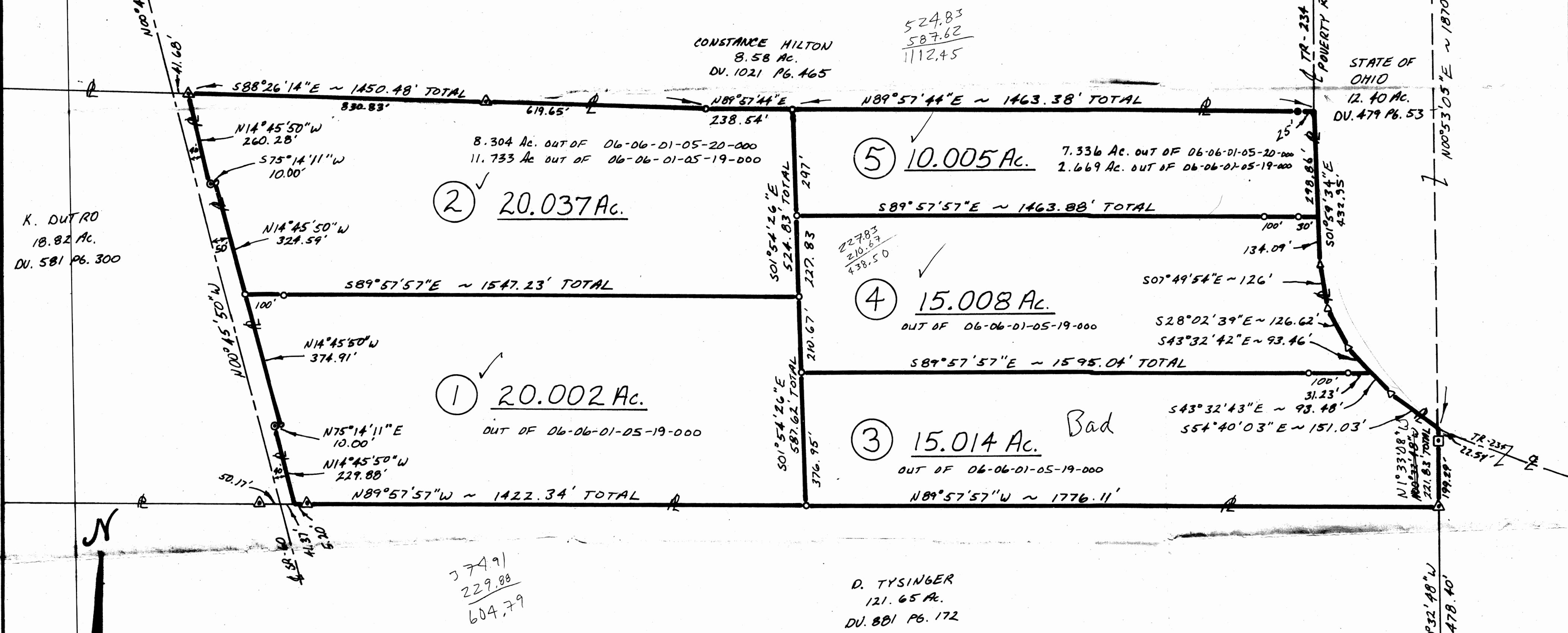
- = IRON PIN FOUND.
- = IRON PIN SET CAPPED "CLAUS 6456".
- △ = IRON PIN FOUND CAPPED "BIEDENBACH 5718".
- ⊙ = STATE OF OHIO RIGHT-OF-WAY MARKER.
- △ = SURVEY ANGLE POINT.
- = PROPERTY LINES.
- = LINES OF THIS SURVEY.
- = STATE OF OHIO, DIVISION OF FORESTRY MARKER

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** BLUE ROCK TWP.

CALCULATED CORNER ONLY

STATE OF OHIO
469.83 Ac.
DV. 479 Pg. 53



SCALE 1"=200'

BEARINGS ARE BASED ON A RESURVEY 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 PREMISES.

Date: June 23, 1983
Signature: [Signature]
Name: Roger W. Claus, P.S. 8466
Address: 2380 TH-2085
City: Louisville, Ohio 43764
Phone: (614) 887-3168

REVISIONS	
Date	Modification

W. J. Biedenbach & Associates

3120 Lisa Lane
Zanesville, OH 43701

Surveying and Mapping

Telephone (614) 453-4850
Fax (614) 450-1000

N. CHEREVAS
VOLUME 1135, PAGE 991
AUDITORS PARCEL NUMBER 06-06-01-05-19-002 (PART)

BEING A PART OF TRACT 1 (20.002 MORE OR LESS ACRES) OF A BRUNER LAND COMPANY SURVEY SITUATED IN THE NORTH HALF OF SECTION 5, TOWNSHIP 12, RANGE 12, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, BLUE ROCK TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 5; THENCE WITH THE EAST LINE OF SAID SECTION 5, NORTH 00 DEGREES 32 MINUTES 48 SECONDS WEST 478.40 FEET (DEED) TO A POINT AT THE NORTHEAST CORNER OF A 121.65 ACRE TRACT CONVEYED TO DELMAR TYSINGER BY DEED RECORDED IN VOLUME 881, PAGE 172 OF THE MUSKINGUM COUNTY DEED RECORDS; THENCE WITH THE NORTH LINE OF THE SAID TYSINGER TRACT; NORTH 89 DEGREES 57 MINUTES 57 SECONDS WEST 1776.11 FEET (DEED) TO A POINT; THENCE WITH THE EAST LINE OF THE ABOVE SAID TRACT 1, NORTH 01 DEGREES 54 MINUTES 26 SECONDS WEST 587.62 FEET (DEED) TO A POINT; THENCE WITH THE NORTH LINE OF THE SAID TRACT 1, NORTH 89 DEGREES 57 MINUTES 57 SECONDS WEST 1275.90 FEET TO AN IRON PIN SET, SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED, PASSING AN IRON PIN SET AT 1075.51; THENCE LEAVING THE SAID NORTH LINE AND TRAVERSING THROUGH TRACT 1 THE NEXT THREE COURSES AND DISTANCES;

- 1) SOUTH 24 DEGREES 06 MINUTES 44 SECONDS WEST 70.57 FEET TO AN IRON PIN SET,
- 2) SOUTH 10 DEGREES 40 MINUTES 13 SECONDS EAST 71.97 FEET TO AN IRON PIN SET,
- 3) SOUTH 75 DEGREES 17 MINUTES 55 SECONDS WEST 212.91 FEET TO AN IRON PIN SET ON THE EAST RIGHT-OF-WAY LINE OF STATE ROUTE 60; THENCE WITH THE SAID RIGHT-OF-WAY, NORTH 14 DEGREES 45 MINUTES 50 SECONDS WEST 195.79 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR-CLAU); THENCE LEAVING THE SAID RIGHT-OF-WAY, SOUTH 89 DEGREES 57 MINUTES 57 SECONDS EAST 271.33 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.866 MORE OR LESS ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS5718-PS6923).

THE BEARINGS ARE BASED ON THE NORTH LINE OF THE ABOVE SAID TRACT 1. TRACT 1 SURVEY FOR BRUNER LAND COMPANY COMPLETED BY R. W. CLAU (PS 6456) AND DATED 06-23-90.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 10th DAY OF DECEMBER, 1997.

W. J. BIEDENBACH
REGISTERED SURVEYOR 5718

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY ALD

12-12-97

SURVEY FOR JERRY QUINN

AUDITORS PARCEL NUMBER
06-06-01-05-19-002 (PART)BEING A PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 12,
RANGE 12, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER,
BLUE ROCK TOWNSHIP, MUSKINGUM COUNTY, OHIOBEARINGS ARE BASED ON THE NORTH LINE OF TRACT 1 OF A SURVEY FOR
BRUNER LAND COMPANY COMPLETED BY R.W. CLAUS(PS6456) DATED 06-23-90

RESEARCH:

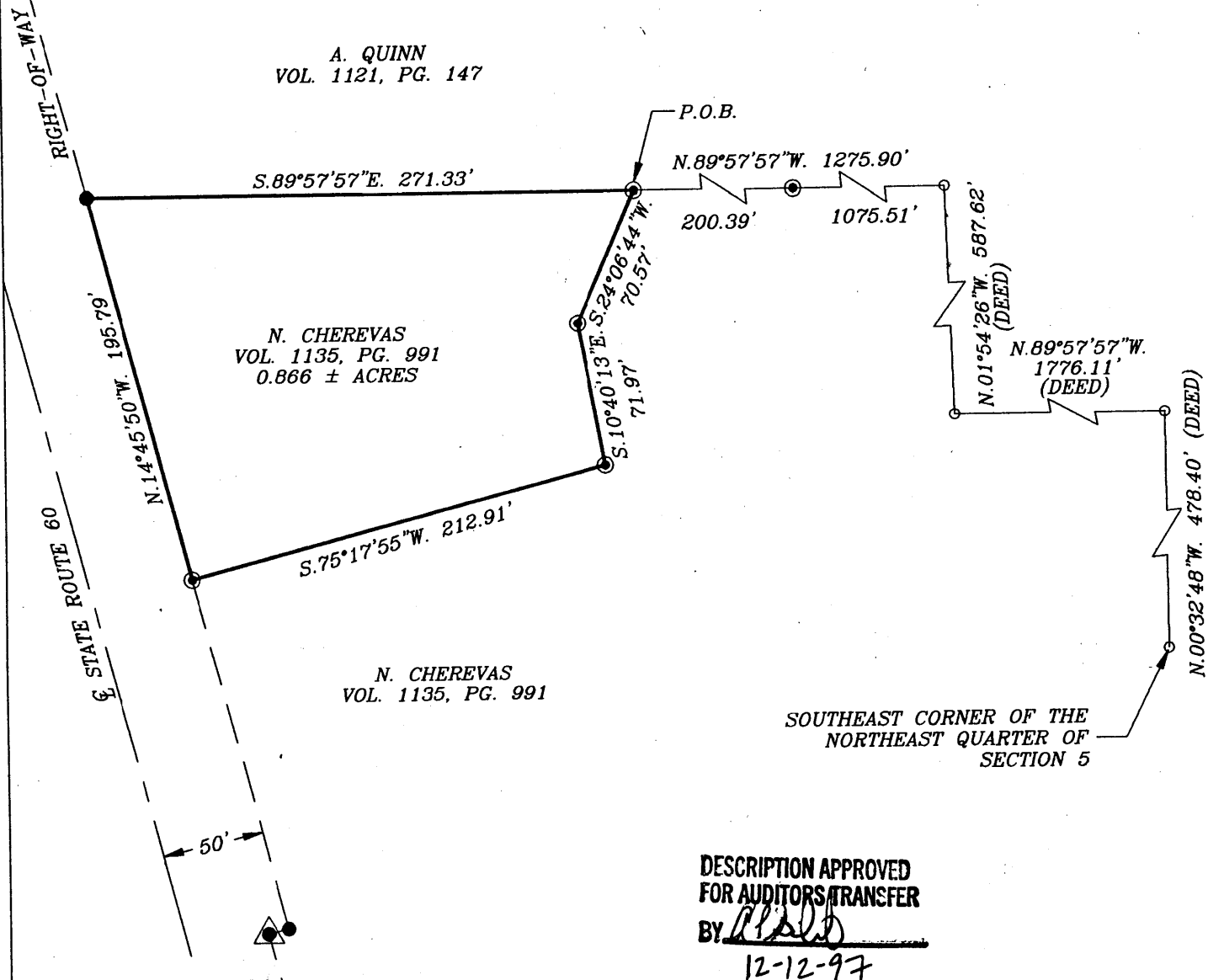
PREVIOUS SURVEY OF 80.04 ±
ACRES COMPLETED BY K.
CANNON(PS7224) DATED
04-09-90PREVIOUS SURVEY OF 13.05 ±
ACRES COMPLETED BY K.
CANNON(PS7224) DATED
05-01-96PREVIOUS SURVEY OF TRACTS
FOR BRUNER LAND CO.
COMPLETED BY R.W.
CLAUS(PS6456) DATED 06-23-90

LEGEND

- EXISTING IRON PIN
- ⊙ IRON PIN SET
(5/8" REBAR W/CAP)
- ANGLE POINTS
- ▲ EXISTING MONUMENT

SCALE 1"=80'

0 80 160 320

I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY TO BE CORRECTLY PREPARED BY ME,
THIS 10th DAY OF DECEMBER, 1997.W.J. BIEDENBACH
REGISTERED SURVEYOR #5718W.J. BIEDENBACH & ASSOC.
SURVEYING & MAPPING
ZANESVILLE, OHIO
(614) 453-4850

DRAWN BY: AJS	DATE: 12-10-97
SCALE: 1"=80'	CHECKED BY: WJB
JOB NO: 4235	DRAWING NO: D:\4235\4235