

PART PARCEL
0601-05-19-003
6505 POVERTY RIDGE
RD.

Description of Parcel 5

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 815.45 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 297.00 feet to an iron pin set on the south line of a 8.58 acres tract as conveyed to Constance Hilton by Deed Volume 1021, Page 465 of the Muskingum County Recorder's Office;

thence, with the south line of said Hilton property, North 89°57'44" East a distance of 1,463.38 feet to a point in the centerline of Township Road No. 234, passing through an iron pin found at a distance of plus 1,438.38 feet;

thence, with the centerline of Township Road No. 234, South 01°59'33" East a distance of 298.86 feet to a point;

thence, leaving the road, North 89°57'57" West a distance of 1,463.88 feet to the Point of Beginning, passing through two iron pins set at distances of plus 30.00 feet and plus 130.00 feet, respectively;

containing 10.005 acres, more or less, of which 7.336 acres are out of Parcel No. 06-06-01-05-20-000 and 2.669 acres are out of Parcel No. 06-06-01-05-19-000.

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Page 2 of 2
Description of Parcel 5

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 0.206 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 W. J. Biedenbach, Registered Surveyor No. 6456, based on a new survey of June 27, 1990.

Prior Deed: Deed Volume _____, Page _____.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. J. Hambl

7-02-90

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NOT RECORDABLE

- = IRON PIN FOUND
- = IRON PIN SET CAPMED "CLAUS 6456"
- △ = IRON PIN FOUND CAPMED "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.

CALCULATE
CORNER ONLY

SALT CREEK
TWP.

06010519
06010520

5

4

BLUE
ROCK
TWP.

STATE OF
OHIO
469.83 AC.
DV. 471 P. 53

STATE OF
OHIO
12.40 AC.
DV. 471 P. 53

CONSTANCE HILTON
8.58 AC.
DV. 1021 P. 465

② 20.037 Ac.

① 20.002 Ac.

⑤ 10.005 Ac.

④ 15.008 Ac.

③ 15.014 Ac.

D. TYSINGER
121.65 AC.
DV. 801 P. 172

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

J. L. Nangle
7-22-90

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. 801, P. 172, USED AS N 89° 57' 57" N.



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	REVISION
January 23, 1990	

Roger W. Claus, P.S. 0408
33310 TH-2006
Lancaster, Ohio 43764
814 867-3188

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

SURVEY PLAT FOR BRUNER LAND CO.

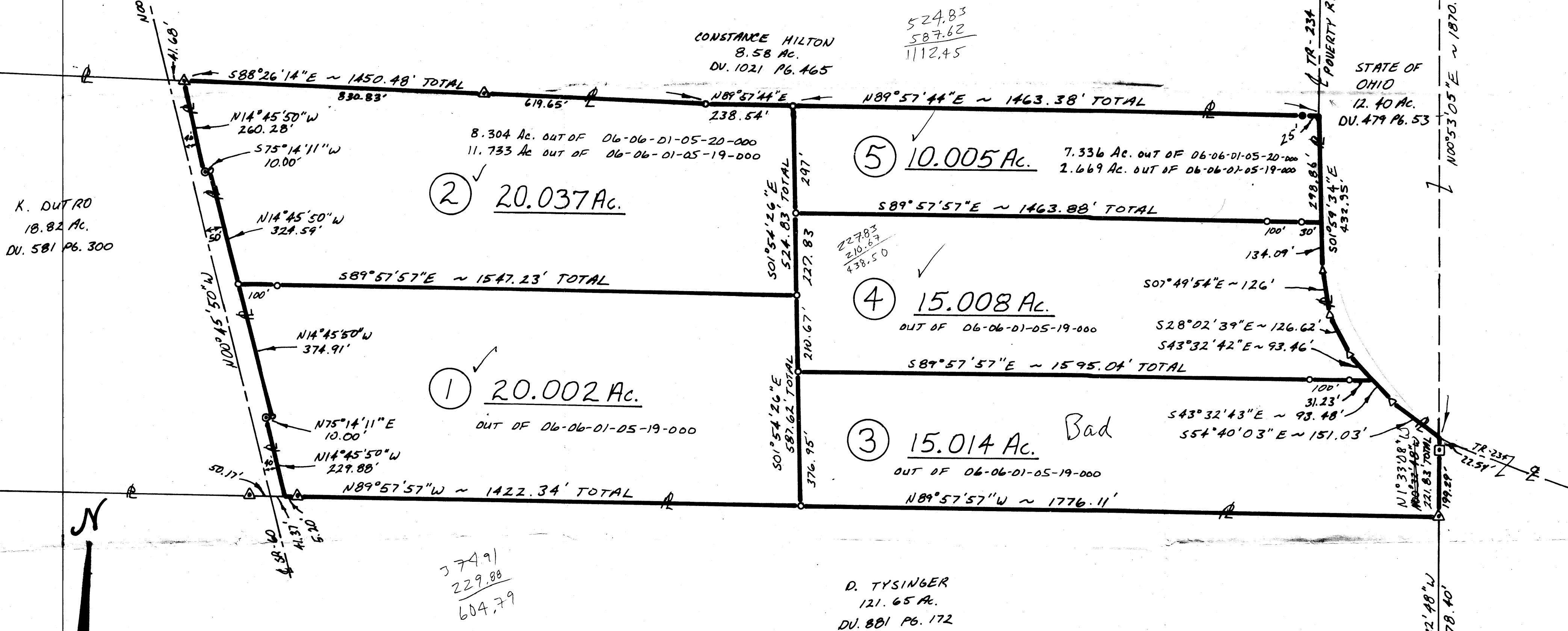
- = IRON PIN FOUND.
- = IRON PIN SET CAPPED "CLAUS 6456".
- △ = IRON PIN FOUND CAPPED "BIEDENBACH 5718".
- = STATE OF OHIO RIGHT-OF-WAY MARKER.
- △ = SURVEY ANGLE POINT.
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- = LINES OF THIS SURVEY.
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SITUATED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

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

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



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.



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.

June 23, 1983

REVISIONS

Roger W. Claus, P.S. 8468
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Cincinnati, Ohio 43764
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