

Description of Parcel 2

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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 $00^{\circ}32'48''$ West.);

thence, with the east line of Section 5, North $00^{\circ}32'48''$ 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 $89^{\circ}57'57''$ West a distance of 1,776.11 feet to an iron pin set;

thence, leaving said property line, North $01^{\circ}54'26''$ West a distance of 587.62 feet to an iron pin set, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning, North $89^{\circ}57'57''$ West a distance of 1,547.23 feet to an iron pin set on the east right-of-way line of State Route No. 60, passing through an iron pin set at a distance 1,447.23 feet;

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

- (1) North $14^{\circ}45'50''$ West a distance of 324.59 feet to an iron pin set;
- (2) thence South $75^{\circ}14'11''$ West a distance of 10.00 feet to a State of Ohio right-of-way marker found;
- (3) thence North $14^{\circ}45'50''$ West a distance of 260.28 feet to an iron pin found capped "Biedenbach 5718" at the southwest corner 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, leaving said right-of-way line with the south line of said Hilton property, South $88^{\circ}26'14''$ East a distance of 1,450.48 feet to an iron pin set, passing through another Biedenbach iron pin found at a distance of plus 630.83 feet;

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thence, continuing with the south line of said Hilton property, North 89°57'44" East a distance of 238.54 feet to an iron pin set;

thence, leaving the property line, South 01°54'26" East a distance of 524.83 feet to the Point of Beginning, passing through an iron pin set at a distance of plus 297.00 feet;

containing ~~20.037~~ acres, more or less, of which 8.304 acres are out of Parcel No. 06-06-01-05-20-000 and 11.733 acres are 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 of State Route No. 60. Containing 0.205 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. J. Namik

7-02-90

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- = 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.
5 4
SALT CREEK TWP.
BLUE ROCK TWP.

CALCULATED
CORNER
ONLY

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
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

374.91
229.88
604.79

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
N89°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
Date Description

W. J. Claus, P.S. 8456
2340 TH-2085
Cincinnati, Ohio 43264
(614) 887-3168

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

SEC. 5
SEC. 4