

Description of Parcel 12

Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, being part in the northeast quarter of Section 16 and part in the west half of the southeast quarter of Section 9, Range 12 West, Township 12 North, of "The Congress Lands East of Scioto River", and being bounded and described as follows:

Commencing for reference at a point at the northeast corner of Section 16 (Note: Said point is located for reference North 02°41'28" West along the east line of Section 16 a distance of 5.00 feet from an iron pin found labeled "Biedenbach PS-5718, PS-6923");

thence, with the north line of Section 16, South 84°32'37" West a distance of 1,331.26 feet to another Biedenbach iron pin found at the northwest corner of the east half of the northeast quarter of Section 16;

thence, continuing with the north line of Section 16, North 90°00'00" West a distance of 97.34 feet to a point in the centerline of Township Road No. 234, said point being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning continuing with the centerline of Township Road No. 234, South 53°34'58" East a distance of 70.81 feet to a point;

thence, leaving the road, South 37°39'21" West a distance of 1,169.13 feet to an iron pin set in the east line of a 24.50 acres tract as conveyed to K. Homman by Deed Volume 520, Page 801 of the Muskingum County Recorder's Office, passing through two iron pins set at distances of plus 15.00 feet and plus 115.00 feet, respectively;

thence, with the east line of said Homman property, North 46°48'32" West a distance of 153.00 feet to an iron pin set;

thence, leaving the property line, North 33°36'59" East a distance of 1,082.52 feet to a point in the centerline of Township Road No. 234, passing through two iron pins set at distances of plus 936.21 feet and plus 1,036.21 feet (on the north line of Section 16), respectively;

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

- (1) South 88°53'40" East a distance of 53.00 feet to a point;
- (2) thence South 72°08'20" East a distance of 120.00 feet to the Point of Beginning;

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containing 5.020 acres, more or less, of which 4.912 acres are in the northeast quarter of Section 16 and 0.108 acres are in the west half of the southeast quarter of Section 9.

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. The north line of said easement being the centerline of Township Road No. 234. Containing 0.170 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 the north line of Section 16 being North 86°48'59" East as shown on a survey by R.M. Roberts, Registered Surveyor No. 5803, dated July 6, 1973, and on the bearings found in Deed Volume 718, Page 337 of the Muskingum County Recorder's Office.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of September 1, 1989.

Prior Deed: Deed Volume _____, Page _____

Part of Parcel No. 06-06-50-16-01-000 = 4.912 acres
Part of Parcel No. 06-06-10-09-11-000 = 0.108 acres

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J F Hamble

9-15-89

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SURVEY PLAT

FOR

BRUNER LAND CO.

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF BLUE ROCK, BEING IN THE SOUTHWEST QUARTER OF SECTION 9 AND IN THE NORTHEAST QUARTER OF SECTION 16, RANGE 12 WEST, TOWNSHIP 12 NORTH, OF "THE SURVEYED LANDS EAST OF THE SCIOTO RIVER".

REDUCED
PLAT

SCALE 1" = 545' ±

BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 16 BEING N86°48'59"E AS SHOWN IN A SURVEY BY R. M. ROBERTS REG. SURV. # 6003 JULY 6, 1973, AND THE BEARINGS FOUND IN DV. 718 PG. 337.

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.

John P. Clous
John P. Clous, P.S. 6456
Rt. 2, Box 183A
Louisville, Ohio 43754
(614) 567-3168



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