

## Description of Parcel 7

Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, being in the north half of Section 21, 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 marked stone found at the center of Section 21 (Note: Reference bearing on the east line of the northwest quarter of Section 21 used as North 02°54'22" West);

thence, with the east line of said northwest quarter, North 02°54'22" West a distance of 198.00 feet to an iron pin found capped "Biedenbach P.S. 5718 P.S. 6923" at the northwest corner of a 14 acres tract as conveyed to F. Tysinger by Deed Volume 536, Page 767 of the Muskingum County Recorder's Office, said iron pin set being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning leaving the quarter section line, North 11°19'49" West a distance of 361.78 feet to a point in the centerline of County Road No. 226 at the southwest corner of a 7.302 acres tract as conveyed to Wm. Davenport by Deed Volume 879, Page 58 of the Muskingum County Recorder's Office, passing through an iron pin set at a distance of plus 336.78 feet;

thence, with the centerline of County Road No. 226, North 59°10'40" East a distance of 258.00 feet to a point at the southeast corner of said Davenport property, passing over the east line of the northwest quarter of Section 21 at a distance of plus 59.98 feet;

thence, leaving the road with the projection of the east line of said Davenport property, South 22°44'37" East a distance of 379.43 feet to an iron pin set in the north line of a 14 acres tract as conveyed to F. Tysinger by Deed Volume 536, Page 767 of the Muskingum County Recorder's Office, passing through an iron pin set at a distance of plus 30.00 feet;

thence, with the north line of said Tysinger property, South 65°14'58" West a distance of 327.23 feet to the Point of Beginning;

containing **2.434** acres, more or less, of which **0.234** acres are in the northwest quarter of Section 21 and 2.200 acres are in the northeast quarter of Section 21;

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

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Page 2 of 2  
Description of Parcel 7

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 County Road No. 226. The north line of said easement being the centerline of County Road No. 226. Containing 0.178 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.

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 \_\_\_\_\_.

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY J L Hamble

9-28-89

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NOT RECORDABLE

# SURVEY PLAT

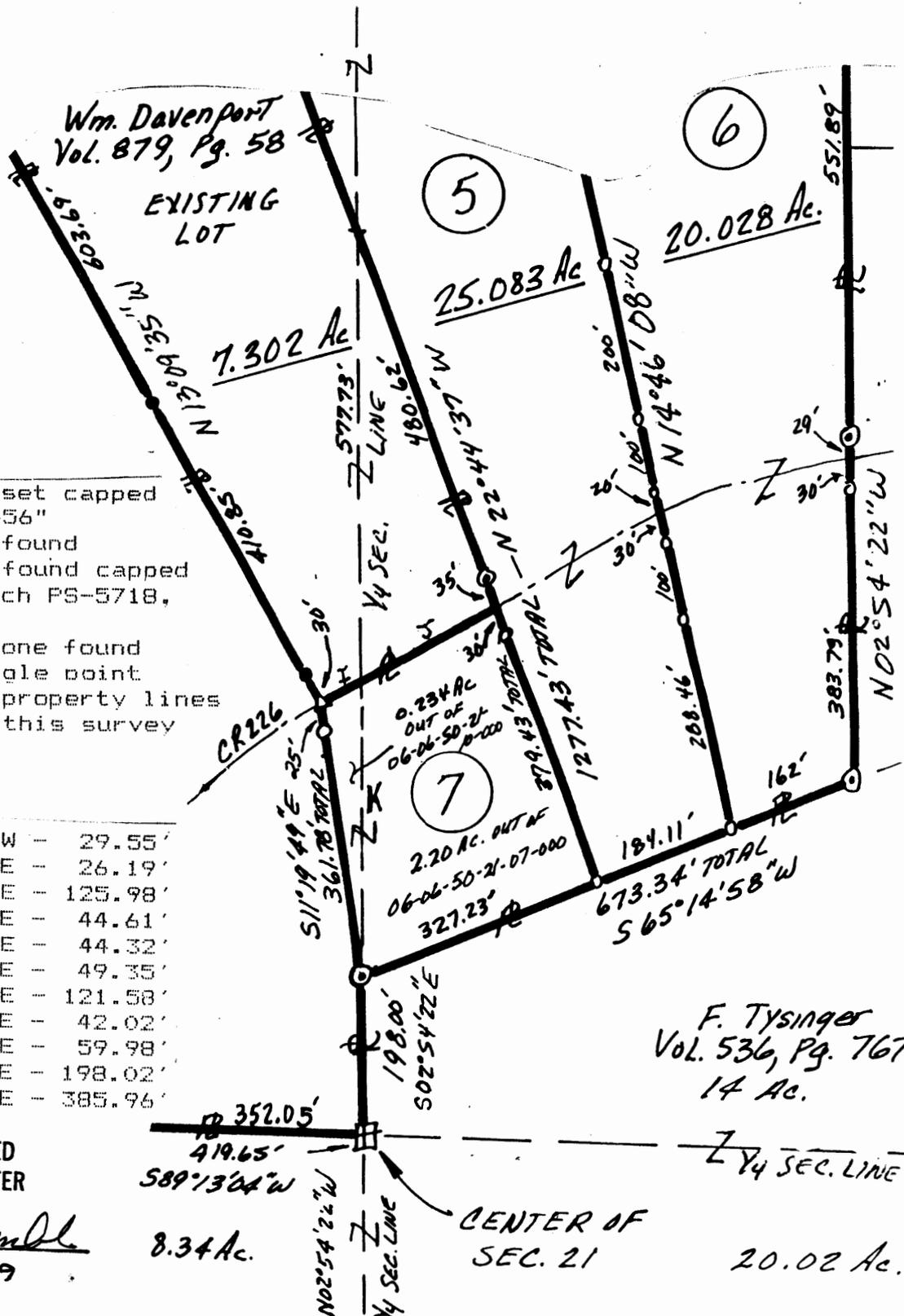
for

## BRUNER LAND CO

Situating in the State of Ohio, County of Muskingum,  
Township of Blue Rock, being part in the north half  
of Section 21, Range 12 West, Township 12 North, of  
"The Congress Lands East of the Scioto River".



SCALE  
1" = 200'



- = iron pin set capped "Claus 6456"
- = iron pin found
- ⊙ = iron pin found capped "Biedenbach PS-5718, PS-6923"
- ⊠ = marked stone found
- △ = survey angle point
- = existing property lines
- = lines of this survey

A =	N 23°16'56"	W -	29.55'
B =	N 78°59'58"	E -	26.19'
C =	N 78°59'58"	E -	125.98'
D =	N 72°11'04"	E -	44.61'
E =	N 64°42'17"	E -	44.32'
F =	N 51°55'06"	E -	49.35'
G =	N 41°59'28"	E -	121.58'
H =	N 44°44'18"	E -	42.02'
I =	N 59°10'40"	E -	59.98'
J =	N 59°10'40"	E -	198.02'
K =	S 02°54'22"	E -	385.96'

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY J. L. Gamble  
9-28-89

F. Tysinger  
Vol. 536, Pg. 767  
14 Ac.

I hereby certify that the above plat was prepared from information obtained from an actual field survey of the premises.



Sept. 22, 1989

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Date  
Rt. 2, Lewisville, OH 43754

Roger W. Claus  
Registered Surveyor No. 6456

ADDRESS N/A

W. J. BIEDENBACH AND ASSOCIATES, SURVEYING AND MAPPING  
3120 LISA LAND, ZANESVILLE, OHIO 43701 (614)453-4850

DESCRIPTION FOR CONVEYANCE

PT. 05- PARCEL NUMBER 06-06-50-21-07-004 (1.912 MORE OR LESS ACRES) ✓  
PARCEL NUMBER 06-06-50-21-07-003 (1.925 MORE OR LESS ACRES) ✓  
PARCEL NUMBER 06-06-50-21-07-005 (2.434 MORE OR LESS ACRES)

BEING A PART OF THE NORTH HALF OF SECTION 21, 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 AN EXISTING STONE AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 21; THENCE ALONG THE WEST LINE OF SAID QUARTER NORTH 02 DEGREES 54 MINUTES 22 SECONDS WEST 198.00 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE LEAVING SAID QUARTER LINE AND WITH THE EASTERN LINE OF A TRACT CONVEYED TO A. MC BETH AS RECORDED IN DEED VOLUME 1062, PAGE 298 OF THE MUSKINGUM COUNTY DEED RECORDS NORTH 11 DEGREES 19 MINUTES 49 SECONDS WEST 361.78 FEET TO A POINT IN THE CENTER OF COUNTY ROAD NUMBER 226 (BUTTERMILK ROAD), SAID POINT BEING SOUTH 31 DEGREES 09 MINUTES 37 SECONDS EAST 30.00 FEET FROM AN EXISTING IRON PIN (1 1/4 INCH PIPE); THENCE LEAVING SAID MC BETH TRACT AND WITH THE CENTER OF SAID COUNTY ROAD THE NEXT FIVE COURSES AND DISTANCES:

- 1) NORTH 59 DEGREES 10 MINUTES 40 SECONDS EAST 258.00 FEET TO A POINT,
  - 2) NORTH 57 DEGREES 32 MINUTES 31 SECONDS EAST 245.57 FEET TO A POINT,
  - 3) NORTH 67 DEGREES 21 MINUTES 21 SECONDS EAST 63.67 FEET TO A POINT,
  - 4) NORTH 70 DEGREES 10 MINUTES 30 SECONDS EAST 73.81 FEET TO A POINT,
  - 5) NORTH 75 DEGREES 34 MINUTES 52 SECONDS EAST 108.02 FEET TO A POINT;
- THENCE LEAVING SAID ROAD AND WITH THE WEST LINE OF A TRACT CONVEYED TO F. TYSINGER RECORDED IN DEED VOLUME 536, PAGE 767 OF THE SAID COUNTY RECORDS SOUTH 02 DEGREES 54 MINUTES 22 SECONDS EAST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 30.00 FEET, A TOTAL DISTANCE OF 413.79 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR); THENCE SOUTH 65 DEGREES 14 MINUTES 58 SECONDS WEST 673.34 FEET TO THE PLACE OF BEGINNING.

CONTAINING 6.271 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY OF COUNTY ROAD 226 (BUTTERMILK ROAD) AND ALL OTHER APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF THE NORTH LINE OF SECTION 16 AS PERFORMED BY R. M. ROBERTS AND DATED JULY 6, 1973.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 5TH DAY OF OCTOBER 1992.

-----  
W. J. BIEDENBACH  
REGISTERED SURVEYOR #5718

D35293-5 B. DAVENPORT

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY JL Namb  
10-8-92

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DESCRIPTION FOR CONVEYANCE

*Pt. 65* PARCEL NUMBER 06-06-50-21-07-004 (18.116 MORE OR LESS ACRES)

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 21 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 AN EXISTING STONE AT THE SOUTHWEST CORNER OF THE NORTHEAST  
QUARTER OF SECTION 21; THENCE ALONG THE WEST LINE OF SAID QUARTER NORTH 02  
DEGREES 54 MINUTES 22 SECONDS WEST 198.00 FEET TO AN EXISTING IRON PIN (5/8  
INCH REBAR); THENCE LEAVING SAID QUARTER LINE AND WITH THE EASTERN LINE OF A  
TRACT CONVEYED TO A. MC BETH AS RECORDED IN DEED VOLUME 1062, PAGE 298 OF  
THE MUSKINGUM COUNTY DEED RECORDS NORTH 11 DEGREES 19 MINUTES 49 SECONDS  
WEST 361.78 FEET TO A POINT IN THE CENTER OF COUNTY ROAD 226 (BUTTERMILK  
ROAD), SAID POINT BEING SOUTH 31 DEGREES 09 MINUTES 37 SECONDS EAST 30.00  
FEET FROM AN EXISTING IRON PIN (1 1/4 INCH PIPE); THENCE LEAVING SAID MC  
BETH TRACT AND WITH THE CENTER OF SAID COUNTY ROAD THE NEXT TWO COURSES AND  
DISTANCES:

1) NORTH 59 DEGREES 10 MINUTES 40 SECONDS EAST 258.00 FEET TO A POINT,  
2) NORTH 57 DEGREES 32 MINUTES 31 SECONDS EAST 245.57 FEET TO A POINT,  
SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE  
DESCRIBED; THENCE LEAVING SAID ROAD NORTH 14 DEGREES 46 MINUTES 08 SECONDS  
WEST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 120.00 FEET, A TOTAL  
DISTANCE OF 1890.40 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE  
NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE ALONG THE  
NORTH LINE OF SAID SECTION 21 NORTH 86 DEGREES 48 MINUTES 59 SECONDS EAST,  
PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 391.38 FEET, A TOTAL  
DISTANCE OF 625.00 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR); THENCE  
LEAVING SAID SECTION LINE AND ALSO THE WEST LINE OF TRACTS CONVEYED TO J.  
ANDERSON (DEED VOLUME 949, PAGE 79) AND F. TYSINGER (DEED VOLUME 536, PAGE  
767) SOUTH 02 DEGREES 54 MINUTES 22 SECONDS EAST, PASSING EXISTING IRON PIN  
(5/8 INCH REBAR) AT 852.56 FEET, 1207.62 FEET, AND 1759.51 FEET, A TOTAL  
DISTANCE OF 1788.51 FEET TO A POINT IN THE ABOVE MENTIONED COUNTY ROAD;  
THENCE LEAVING SAID TYSINGER TRACT AND WITH THE CENTER OF SAID ROAD THE NEXT  
THREE COURSES AND DISTANCES:

1) SOUTH 75 DEGREES 34 MINUTES 52 SECONDS WEST 108.02 FEET TO A POINT,  
2) SOUTH 70 DEGREES 10 MINUTES 30 SECONDS WEST 73.81 FEET TO A POINT,  
3) SOUTH 67 DEGREES 21 MINUTES 21 SECONDS WEST 63.67 FEET TO THE PLACE OF  
BEGINNING.

CONTAINING 18.116 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY  
OF COUNTY ROAD 226 (BUTTERMILK ROAD) AND ALL OTHER APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF THE NORTH LINE OF SECTION 16 AS  
PERFORMED BY R. M. ROBERTS AND DATED JULY 6, 1973.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THE SURVEY AND DESCRIPTION TO  
BE CORRECT AS PREPARED BY ME, THIS 5TH DAY OF OCTOBER 1992.

W. J. BIEDENBACH  
REGISTERED SURVEYOR #5718

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY J. Y. Hamble  
10-08-92

D3529A-4 B.DAVENPORT

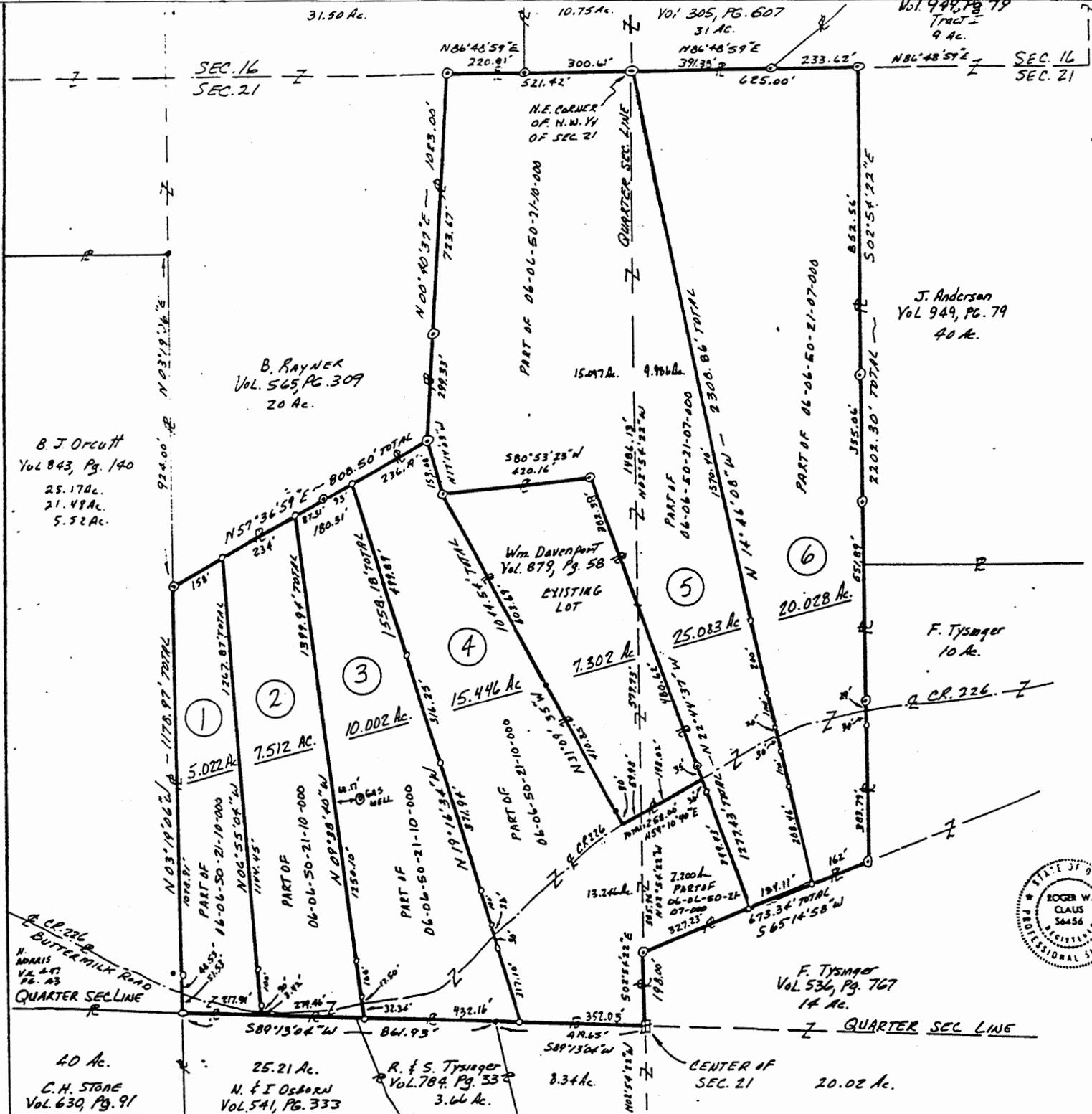
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SITUATED IN T. 7.  
MUSKINGUM,  
SEC. 21, R-12W,  
EAST OF SCIO:

# SURVEY BRUNE



- ⊙ = IRON PIN
- = IRON PIN FOUND
- ⊠ = MARKED
- = EXISTING
- = IRON PIN
- = LINES



## SURVEY

I hereby certify that the above is a true and correct copy of the original and that it was taken from the field survey.

August 27, 1907  
Date