

Description of Parcel 4

Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, being part in the southwest quarter of Section 22 and part in the northwest quarter of Section 27, Range 12 West, Township 12 North, of "The Congress Lands East of the Scioto River", and being bounded and described as follows:

Beginning at an iron pin set at the southwest corner of Section 22 and the northwest corner of Section 27 (Note: Reference bearing on the south line of Section 22 used as Due East.);

thence, from said Point of Beginning with the west line of Section 22, North $00^{\circ}08'50''$ East a distance of 62.32 feet to an iron pin set in the centerline of an old road bed;

thence, with the centerline of the old road bed, the following nine courses:

- (1) North $23^{\circ}35'14''$ East a distance of 517.90 feet to a point;
- (2) thence North $28^{\circ}41'38''$ East a distance of 83.02 feet to a point;
- (3) thence North $36^{\circ}47'11''$ East a distance of 108.19 feet to a point;
- (4) thence North $44^{\circ}45'13''$ East a distance of 106.69 feet to a point;
- (5) thence North $41^{\circ}14'37''$ East a distance of 61.25 feet to a point;
- (6) thence North $26^{\circ}25'53''$ East a distance of 151.52 feet to a point;
- (7) thence North $09^{\circ}06'48''$ East a distance of 132.56 feet to a point;
- (8) thence North $20^{\circ}42'33''$ West a distance of 46.50 feet to a point;
- (9) thence North $52^{\circ}04'47''$ West a distance of 628.30 feet to an iron pin set in the west line of Section 22;

thence, with the section line, North $00^{\circ}08'50''$ East a distance of 227.08 feet to an iron pin set at the southwest corner of a 26.44 acres tract as conveyed to Norman Osborne by Tract I of Parcel I of Deed Volume 982, Page 142 of the Muskingum County Recorder's Office;

thence, with the south line of said Osborne property, North $89^{\circ}49'37''$ East a distance of 1,303.75 feet to an iron pin set in the west line of the east half of the southwest quarter of Section 22;

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thence, leaving the quarter-quarter section line, South 14°52'22" West a distance of 1,538.95 feet to an iron pin set, passing through an iron pin set at a distance of plus 1,438.95 feet;

thence, South 39°58'06" East a distance of 148.04 feet to an iron pin set in the centerline of Township Road No. 236 (Ditmar Lane), passing through an iron pin set at a distance of plus 123.04 feet;

thence, with the centerline of Township Road No. 236, South 10°32'16" West a distance of 147.09 feet to a point in the south line of Section 22 at the northeast corner of a 15.20 acres tract as conveyed to R. and M. Cartwright by Deed Volume 577, Page 729 of the Muskingum County Recorder's Office;

thence, with the north line of said Cartwright property, Due West (South 90°00'00" West) a distance of 981.40 feet to the Point of Beginning, passing through two iron pins set at distances of plus 23.00 feet and plus 123.00 feet, respectively;

containing 34.850 acres, more or less, out of Parcel No. 06-06-50-22-09-000 in the west half of the southwest quarter of Section 22.

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

Subject to the right-of-way of Township Road No. 236.

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. 236 (Ditmar Lane). 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. 236. Containing 0.102 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 27 used as Due East (North 90°00'00" East) as described in Deed Volume 801, Page 148 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 April 6, 1991.

Prior Deed: Deed Volume _____, Page _____.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J L Hank
4-12-91

SURVEY PLAT FOR BRUNER LAND CO.

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF BLUE ROCK, BEING PART IN THE SOUTH WEST QUARTER OF SECTION 22 AND PART IN THE NORTHWEST QUARTER OF SECTION 27, RANGE 12 WEST, TOWNSHIP 12 NORTH, OF "THE CONGRESS LANDS EAST OF THE SCIOTO RIVER".

SCALE 1"=200'

BEARINGS BASED IN THE NORTH LINE OF SECTION 27 BEING DUE EAST (N90°E) AS CALLED IN DV. 801 PG. 148.

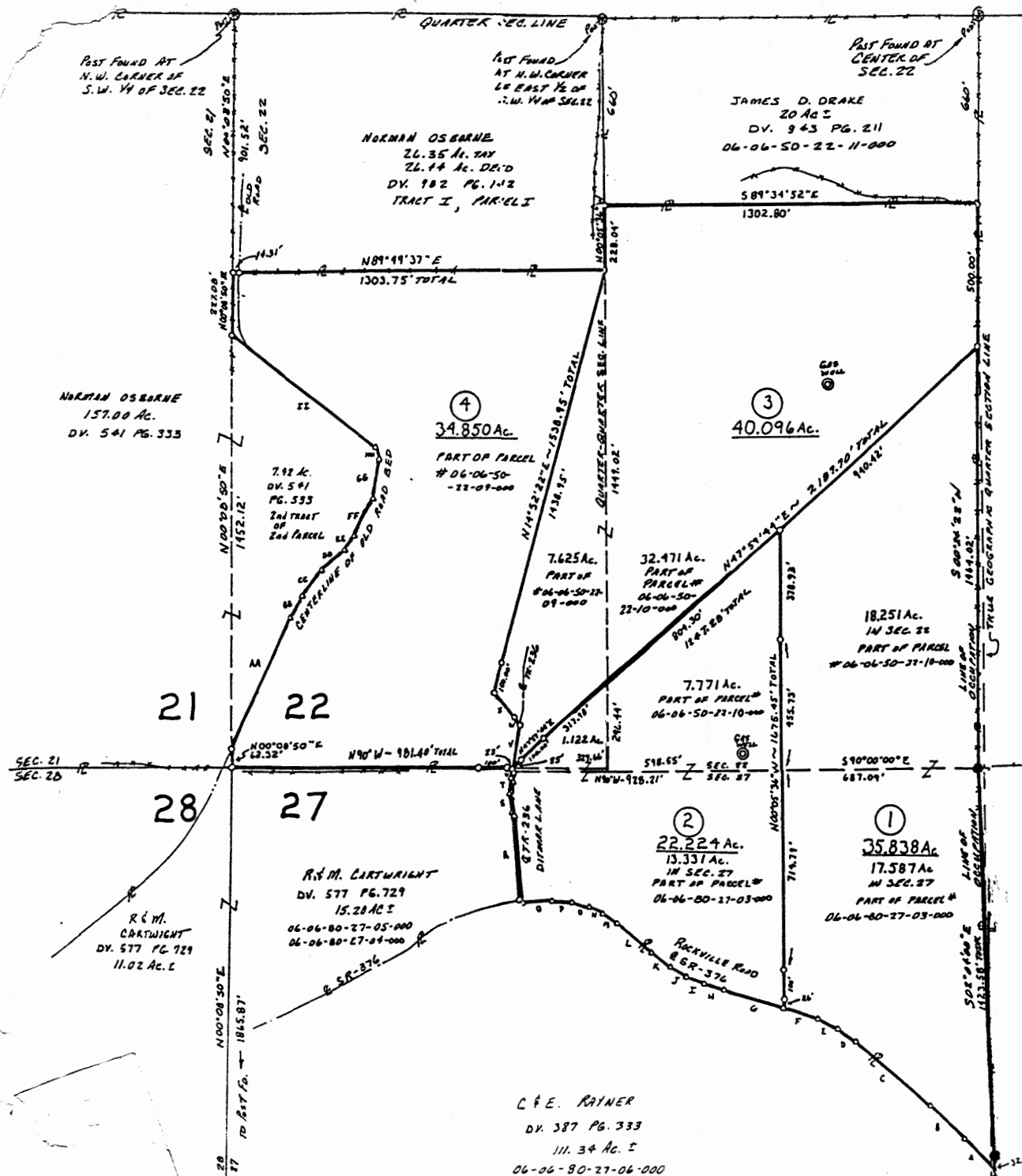
LINE	BEARING	DIST.
A	N44°05'12"W	163.84'
B	N47°07'50"W	166.18'
C	N48°17'43"W	345.06'
D	N53°02'34"W	75.46'
E	N62°19'41"W	76.17'
F	N70°41'35"W	123.17'
G	N73°50'18"W	214.64'
H	N71°20'13"W	69.89'
I	N66°11'04"W	64.68'
J	N58°18'57"W	68.00'
K	N50°18'08"W	85.56'
L	N46°56'07"W	189.07'
M	N54°11'11"W	62.58'
N	N64°01'50"W	69.31'
O	N74°34'28"W	63.64'
P	N85°20'30"W	68.18'
Q	S86°38'06"W	105.87'
R	N04°30'49"W	305.31'
S	N08°48'43"W	64.90'
T	N03°55'34"E	63.21'
U	N10°32'15"E	36.47'
V	N10°32'16"E	147.09'
W	S39°58'06"E	25.00'
X	S39°58'06"E	123.04'

LINE	BEARING	DIST.
AA	N23°35'14"E	517.90'
BB	N28°41'38"E	83.02'
CC	N36°47'11"E	108.19'
DD	N44°48'13"E	106.67'
EE	N41°14'37"E	61.25'
FF	N26°28'53"E	151.52'
GG	N09°06'48"E	132.56'
HH	N20°42'33"W	46.50'
II	N52°04'47"W	628.30'

R. & M. MITCHELL
133.12 AC.
DV. 801 PG. 148
06-06-80-27-01-000

- = IRON PIN SET CAPPED "CLAYS 6456"
- = IRON PIN FOUND.
- △ = SURVEY ANGLE POINT.
- ⊕ = MARKED STONE FOUND.
- ⊗ = FENCE POST FOUND AT CORNER.
- = FENCE EVIDENCE FOUND.
- - - = EXISTING PROPERTY LINES.
- = LINES OF THIS SURVEY.
- ⊙ = GAS WELL.

NOT RECORDED
STATE OF OHIO
ROGER W. CLAY
CLAY
23310 TH-2005
Lancaster, Ohio 43764
8141 887-3188



SURVEY PLAT FOR BRUNER LAND CO.

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SCALE 1"=200'

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- R— = EXISTING PROPERTY LINES.
- = LINES OF THIS SURVEY.
- ⊙ = GAS WELL.

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 ACCURATE FIELD SURVEY OF THE PREMISES.

REVISIONS
2/22/21, MR. L. E. R. 2/22/21
DATE
6/19/21
BY
ROGER W. CLAUS
P.S. 6456
233 N. 14TH-2086
Lewistown, Ohio 43764
(614) 887-3188

