

Description of Parcel No. 15

Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, being part of the southeast quarter of Section 22, 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 a marked stone found at the southeast corner of Section 22 (Note: Reference bearing on the south line of Section 22 used as South 89°59'56" West.);

thence, with the south line of Section 22, South 89°59'56" West a distance of 2,631.95 feet to an iron pin set at the southwest corner of the southeast quarter of Section 22;

thence, with the quarter section line of occupation as evidenced by an existing fence line, North 00°24'22" East a distance of 1,824.02 feet to an iron pin set, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning continuing with the quarter section line of occupation, North 00°24'22" East a distance of 400.00 feet to an iron pin set;

thence, leaving the quarter section line, North 86°41'56" East a distance of 1,770.95 feet to an iron pin set, passing through an iron pin set at a distance of plus 1,670.95 feet;

thence North 54°52'29" East a distance of 222.94 feet to a point in the centerline of County Road No. 69 (Bethlehem Road), passing through an iron pin set at a distance of plus 200.00 feet;

thence, with the centerline of County Road No. 69, the following four courses:

- (1) South 35°07'33" East a distance of 21.86 feet to a point;
- (2) thence, continuing, South 35°07'33" East a distance of 23.40 feet to a point;
- (3) thence South 43°11'23" East a distance of 246.72 feet to a point;
- (4) thence South 36°13'26" East a distance of 99.19 feet to a point;

thence, leaving the road, South 81°24'38" West a distance of 2,231.73 feet to the Point of Beginning, passing through five iron pins set at distances of plus 18.00 feet, plus 118.00 feet, plus 272.00 feet, plus 621.00 feet, and plus 1,003.00 feet respectively;

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NOT RECORDABLE
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DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY

9-27-97

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Description of Parcel No. 15

containing 15.063 acres, more or less, out of Parcel No. 06-06-50-22-12-000.

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

Subject to the right-of-way of County Road No. 69.

Subject to the 100 year Flood Plain restrictions, if applicable.

Subject to any facts that may be disclosed in a full and accurate title search.

Subject to a 40.00 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. 69. 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 County Road No. 69. Containing 0.359 acres, more or less, of easement.

All iron pins set are 1/2" x 30" rebar capped and labeled "Claus 6456".

The bearings in this description are for angle calculations only and are based on the north line of the north east quarter of Section 27 used as an assumed bearing of North 90°00'00" West (Due West).

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of September 22, 1994.

Prior Deed: Deed Volume _____, Page _____.

MARY PARKINSON
113.75 AC.
DV. 636 PG. 278

SURVEY PLAT
for
BRUNER LAND CO.

Situated in the State of Ohio, County of MUSKINGHAM, Township of BLUE ROCK, being IN SECTIONS 22 AND 26.

Range 1E West, Township 12 North, of "The
CONGRESS LANDS EAST OF SCIOTO RIVER"

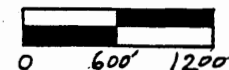
PERTINENT DOCUMENTS

- (1) All deeds as shown.
(2) County tax maps.
(3) U.S.G.S. quadrangle map RURALDALE
(4) Survey plat by CLARK SURVEYING
(5) Survey plat by W.T. BIEDERBACH
(6) Survey plat by R.L. DANIELS
(7) " " " R.L. DANIELS
(8) " " " R.L. DANIELS
(9) " " " L.PETER DINAN

Subject to all legal right-of-ways, easements, restrictions, reservations, and zoning regulations of record. Subject to 100 year Flood Plain restrictions, if applicable. Subject to any facts that may be disclosed in a full and accurate title search.

The bearings on this plat are for angle calculations only and are based on THE NORTH LINE OF N.W. 1/4 OF SEC. 27 used as N 90° W
SEE DEV. 801 PG. 148

SCALE 1" = 600' FT.



CLAUS SURVEYING
ROGER W. CLAUS, P.S.
(614) 567-3168
33310 TH 2085
Louisville, Ohio 43754

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.

Sept. 22, 1994 Roger D. Law

REVISIONS	
Date	Initial

Rev. W. J. S. S. P. S. 6488
30310 20-2085
Lakerville, Ohio 44138
(614) 865-3000

Sgt. Z.Z. 1994 Roger D. Claus

Date _____

REVISIONS	
Date	Initials

REC'D - CIV. DIV., P.S. 648
#319 - #2086
Lawrenceville, GA 30047-0286
(770) 962-1500

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PAR. ☒ = DONALD / Ac. Deed

PAR. 1 = DONALD ELLIS DV. 423 PG. 380
1 Ac. deed 0.476 AC. ACTUAL



940827-2