

Description of Parcel No. 16

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 2,224.02 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 at the center of Section 22;

thence, with the quarter section line, North 89°47'05" East a distance of 1,814.52 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 1,782.52 feet;

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

- (1) South 38°48'56" East a distance of 111.85 feet to a point;
- (2) thence South 35°07'33" East a distance of 109.32 feet to a point;

thence, leaving the road, South 54°52'29" West a distance of 222.94 feet to an iron pin set, passing through an iron pin set at a distance of plus 22.94 feet;

thence South 86°41'56" West a distance of 1,770.95 feet to the Point of Beginning, passing through an iron pin set at a distance of plus 100.00 feet;

containing 15.034 acres, more or less, of Parcel No. 06-06-50-22-12-000.

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NOT RECORDABLE

DESCRIPTION APPROVED  
FOR AUCTION TRANSFER

BY

9-27-94

Page 2 of 2  
Description of Parcel No. 16

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 0.203 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 northwest 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 \_\_\_\_\_.

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NOT RECORDED

MARY PARKINSON  
113.75 AC.  
DV. 636 PG. 278

**SURVEY PLAT**  
for  
**BRUNER LAND CO.**

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

Range 14 West, Township 12 North, of "The  
CONGRESS LANDS EAST OF SEIATO RIVER"

**PERTINENT DOCUMENTS**

- (1) All ~~deeds as shown~~ deeds as shown
- (2) County tax maps.
- (3) U.S.G.S. quadrangle map RURAL DALE
- (4) Survey plat by CLAUDE SURVEYING
- (5) Survey plat by W.T. BIEDENBACH
- (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 P.V. 801 PG. 148.

SCALE 1" = 600' FT.

- o = 1/2" iron pin set capped "Claus 8458"
- o = iron pin found uncapped.
- o = iron pin found capped
- = iron pin found capped
- = marked stone found.
- = un-marked stone found.
- ▲ = survey angle point.
- ▲ = railroad spike set.
- ▲ = railroad spike found.
- ▲ = tree with wire found.
- ▲ = existing property lines.
- ▲ = fence evidence found.
- ▲ = lines of this survey.

### 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 *Properly processed*

Date	
REVISED	Rev. 1, 1994, P.S. 645
Date	33-101-1-2086
Initial	Louisville, Ohio 40202
	(614) 864-5311

**OFFICE COPY**  
**NOT RECORDABLE**

PAR. ☐ = DONALD  
/ Ac need

PAR. 1 = DONALD ELLIS DV. 423 PG. 320  
1 Ac. deed 0.476 AC. ACTUAL



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



R AND M. MITCHELL  
128.11 AC.  
DV. 001 PG. 148

DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER  
BY A. J. Smith

940827-2