

## DESCRIPTION OF 3.514 ACRES

Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, being in the southeast quarter of Section 23, 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 northeast corner of the southeast quarter of Section 23 and the northwest corner of the southwest quarter of Section 24 (Note: Reference bearing on the east line of the southeast quarter of Section 23 and the west line of the southwest quarter of Section 24 used as North 01°35'18" West.);

Thence, with the quarter section line, South 87°15'45" West a distance of 1,573.93 feet to an iron pin set at the northwest corner of Lot No. 1 of Bruner-Parker Subdivision No. 2 as recorded in Plat Book 18, Page 134 and 135 of the Muskingum County Recorder's Office, being **THE TRUE POINT OF BEGINNING** for this description;

Thence, from said Point of Beginning and running with the west line of said Lot No. 1 of Bruner-Parker Subdivision No. 2, South 07°17'45" East a distance of 417.41 feet to an iron pin set;

Thence, leaving the west line of said Lot No. 1, South 88°51'15" West a distance of 39.25 feet to a 5/8" iron pin found capped "Snouffer RLS 7543" at the northeast corner of a 1.00 acre tract as conveyed to Douglas E. and Tammy I. Bragg by Deed Volume 1546, Page 232 of the Muskingum County Recorder's Office;

Thence, with the north line of said Bragg property, South 88°51'15" West a distance of 253.16 feet to a point in the centerline of Township Road No. 69 (Wilsonwood Road), passing through a 5/8" iron pin found capped "Snouffer RLS 7543" at a distance of plus 237.99 feet;

Thence, with the centerline of Township Road No. 69, the following four courses:

- (1) North 30°30'41" West a distance of 190.10 feet to a point;
- (2) Thence North 23°09'38" West a distance of 208.46 feet to a point;
- (3) Thence North 29°19'21" West a distance of 41.28 feet to a point, being located for reference North 89°58'13" East a distance of 20.00 feet from a 5/8" iron pin found capped "RLS 5410";
- (4) Thence North 44°33'43" West a distance of 10.06 feet to a point in the north line of the southeast quarter of Section 23;

Thence, leaving the road with the quarter section line, North 87°15'45" East a distance of 445.63 feet to The Point of Beginning, passing through an iron pin set at a distance of plus 31.76 feet;

Containing 3.514 acres, more or less, out of Parcel No. 06-06-60-23-11.

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

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

Subject to the 100-Year Flood Plain restrictions, if applicable.

All iron pins set are 5/8" x 30" rebar capped and labeled "Claus 6456".

The bearings in this description are for angle calculations only and are based on the east line of the southeast quarter of Section 23 and the west line of the southwest quarter of Section 24 used as North 01°35'18" West.

A plat of the above-described survey has been submitted for file at the County Engineer's Office.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on actual field surveys of May 28, 2002 and May 23, 2004; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Deed Volume 984, Page 125

Surveyor: \_\_\_\_\_

Date: \_\_\_\_\_

APPROVED FOR CLOSURE

2/12/2007



0' 200' 400'

SCALE 1" = 200'



NELLIE  
CHEREVAS  
3.40 ACRES  
PARCEL TWO OF  
D.V. 1156, PG. 416  
PARCEL NO.  
06-06-23-06-000

BULA DICKSON  
79 ACRES  
FIRST TRACT OF  
D.V. 1138, PG. 257  
PARCEL NO.  
06-06-23-01.000

QUARTER SECTION LINE  
L 79 N 87°15'45"E 413.87'  
445.63' TOTAL

3.514 AC.  
NEW SPLIT OUT OF  
THIRD PARCEL OF  
SECOND TRACT  
D.V. 984, PG. 125  
PARCEL NO.  
06-06-23-11

LOT NO. 1  
BRUNER-PARKER  
SUBDIVISION  
NO. 2  
P.B. 18,  
PAGES 134 -135

DOUGLAS E. AND  
TAMMY I. BRAGG  
1.00 ACRE  
D.V. 1546, PG. 232  
PARCEL NO. 06-06-23-11.002  
SEE PLAT IN PG. 234

0.489 AC.  
NEW SPLIT OUT OF  
THIRD PARCEL OF  
SECOND TRACT  
D.V. 984, PG. 125  
PARCEL NO.  
06-06-23-11

0.088 AC.

0.401 AC.

5.027 AC.

1

CENTERLINE T.R. 69  
WILSONWOOD ROAD

DEED LINE

1/4 SEC. LINE

N 87°15'45"E 3204.86'

N 87°15'45"E 413.87'

L 78

L 77

L 76

L 75

L 74

L 73

L 72

L 71

L 70

L 69

L 68

L 67

L 66

L 65B

L 64

L 63

L 62

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L 6

L 5

L 4

L 3

L 2

L 1

Line	Bearing	Distance
65B	N 64°34'07"W	50.46'
66	N 59°41'09"W	89.84'
67	N 42°05'11"W	51.33'
68	N 36°52'50"W	56.58'
69	N 88°51'39"E	11.05'
70	N 88°51'39"E	174.81'
71	N 18°18'48"W	114.28'
72	N 18°18'48"W	89.90'
73	S 88°51'15"W	237.99'
73A	S 88°51'15"W	39.25'
74	S 88°51'15"W	15.17'
75	N 30°30'41"W	190.10'
76	N 23°09'38"W	208.46'
77	N 29°19'21"W	41.28'
78	N 44°33'43"W	10.06'
79	N 87°15'45"E	31.76'
85	N 89°50'18"E	9.90'
86	N 88°51'39"E	185.86'
87	S 88°51'15"W	292.41'
88	N 89°58'13"E	20.00'
91	N 87°15'45"E	260.56'
92	S 2°06'24"E	154.17'
93	S 75°20'22"W	218.88'
94	N 2°06'24"W	30.00'

95	N 2°06'24"W	124.17'
96	N 7°17'45"W	196.21'
97	N 87°15'45"E	260.56'
98	N 87°15'45"E	75.00'

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON AN ASSUMED BEARING ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 23 AND THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 24 USED AS NORTH 1°35'18" WEST.

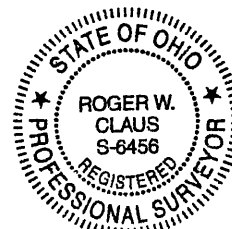
- ⊗ = FENCE POST FOUND
- = GAS WELL
- ⊙ = 1/2" X 30" IRON PIN FOUND CAPPED "CLAUS 6456".
- ⊙ = 5/8" X 30" IRON SET CAPPED "CLAUS 6456"
- ⊙ = 5/8" IRON PIN FOUND UNCAPPED.
- ⊙ = 5/8" IRON PIN FOUND CAPPED "RLS 5410"
- ⊙ = 1/2" IRON PIN FOUND CAPPED "JANES 6029"
- ⊙ = 5/8" IRON PIN FOUND CAPPED "SNOUFFER RLS 7543"
- ⊙ = CONCRETE MONUMENT FOUND
- ⊙ = 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

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.

Approved For Transfer  
No On-Lot Sewage

Date 2/15/07

Zanesville - Muskingum Co.  
Health Department



## SURVEY PLAT FOR BRUNER LAND CO., INC.

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF BLUE ROCK, BEING IN THE SOUTHEAST QUARTER OF SECTION 23, RANGE 12 WEST, TOWNSHIP 12 NORTH, OF "THE CONGRESS LANDS EAST OF THE SCIOTO RIVER".

### PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP "RURALDALE"
- (4) TWO SURVEY PLATS BY L. PETER DINAN
- (5) SURVEY PLAT BY DANA A. SNOUFFER
- (6) FOUR SURVEY PLATS BY R. L. DANIELS
- (7) TWO SURVEY PLATS BY ROBERT A. JANES
- (8) SURVEY PLAT BY STEPHEN M. BOWMAN
- (9) SURVEY PLAT BY RICHARD MAX GROVES
- (10) SURVEY PLAT BY EARL R. DONAKER
- (11) SURVEY PLAT BY DONALD E. BINCKLEY
- (12) SURVEY PLAT BY CHARLES R. HARKNESS
- (13) TWO SURVEY PLATS BY CLAUS SURVEYING

### SURVEYORS 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.

ROGER W. CLAUS REG. SURV. NO. 6456 DATE: 02-01-07  
33310 CHRISTIAN ROAD  
LEWISVILLE, OHIO 44641  
1-740-567-3168  
1-740-567-3106 fax

REVISIONS DATE INITIALS

SURVEY PLAT FILE: 070131-F

APPROVED  
MINOR LOT SPLIT ONLY  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR  
Date 2/16/07  
Fee Paid \$100.00

APPROVED FOR CLOSURE

2/12/2007