

DESCRIPTION OF PARCEL NO. 6

Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, being part in the southeast quarter of Section 23 and part in the southwest quarter of Section 24, 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, from said Point of Beginning and running with the quarter section line, North 87°37'03" East a distance of 37.50 feet to an iron pin set;

Thence, leaving the quarter section line, South 02°12'16" East a distance of 1,090.74 feet to a point in the centerline of Township Road No. 69 (Wilsonwood Road), passing through two iron pins set at distances of plus 960.74 feet and plus 1,060.74 feet, respectively;

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

- (1) South 78°20'06" West a distance of 50.00 feet to a point;
- (2) Thence South 74°57'40" West a distance of 118.50 feet to a point;

Thence, leaving the road, North 13°17'57" West a distance of 1,143.30 feet to an iron pin set in the north line of the southeast quarter of Section 23, passing through two iron pins set at distances of plus 30.00 feet and plus 130.00 feet, respectively;

Thence, with the quarter section line, North 87°15'45" East a distance of 347.38 feet to The Point of Beginning;

Containing 7.026 acres, more or less, of which:

- 5.935 acres are part of Parcel No. 06-06-60-23-10 in the S.E. 1/4 of Section 23, and
- 1.091 acres are part of Parcel No. 06-06-60-24-12 in the S.W. 1/4 of Section 24.

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.

Subject to a 50.00 feet wide easement being reserved unto the grantors (Bruner Land Company, Inc.), their heirs, and or assigns, forever. Said easement being for the purpose of running utilities to other parcels of land on or near Township Road No. 69. Said easement runs in an east-west direction across the south end of the above-described property with the south line of said easement being the centerline of Township Road No. 69. Containing 0.193 acre, more or less, of easement.

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.

DESCRIPTION APPROVED
FOR AND TO BE TRANSFER
BY *[Signature]*

Page 2 of 2
Description of Parcel No. 6

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

Prior deed: Official Records Volume _____, Page _____

Surveyor: _____

Date: _____

**OFFICE COPY
NOT RECORDABLE**
3-04



Line	Bearing	Distance
1	N 2°06'24"W	293.32'
2	N 2°06'24"W	15.00'
3	S 61°39'10"E	73.22'
4	S 67°18'53"E	107.54'
5	S 73°20'34"E	153.18'
6	S 68°53'29"E	109.26'
7	S 72°14'54"E	124.40'
8	S 77°47'00"E	146.06'
9	S 81°52'15"E	50.15'
10	S 85°02'20"E	125.68'
11	S 85°02'20"E	39.32'
12	N 79°57'40"E	143.88'
13	N 74°57'40"E	121.90'
14	N 74°57'40"E	168.50'
15	N 78°20'06"E	138.21'
16	N 78°05'35"E	262.80'
17	N 79°14'28"E	282.29'
18	N 87°18'19"E	252.59'
19	N 86°21'17"E	118.56'
20	S 2°07'41"E	30.00'
21	N 1°20'48"W	99.27'
22	N 1°20'48"W	100.00'
23	N 1°20'48"W	30.00'
24	S 87°16'31"E	300.00'

NELLIE
CHEREVAS
3.40 ACRES
PARCEL TWO OF
D.V. 1156, PG. 416
PARCEL NO.
06-06-60-23-06-000

DOUGLAS E. AND
TAMMY I. BRAGG
1.00 ACRE
D.V. 1546, PG. 232
PARCEL NO. 06-06-60-23-11-002
SEE PLAT IN PG. 234

25	N 1°35'18"W	100.00'
26	N 1°35'18"W	30.00'
27	S 87°16'17"W	163.91'
28	N 1°35'18"W	100.00'
29	N 1°35'18"W	30.00'
30	S 87°40'40"W	136.09'
31	N 1°35'18"W	100.00'
32	N 1°35'18"W	30.00'
33	S 4°04'19"W	87.33'
34	S 36°02'11"W	288.92'
35	S 27°55'55"W	86.86'
36	N 2°07'41"E	100.00'
37	N 2°07'41"E	30.00'
38	S 87°40'40"W	350.00'
39	N 87°37'03"E	6.47'
40	S 2°07'41"E	315.52'
41	S 2°07'41"E	34.24'
42	S 86°21'17"W	118.56'
43	S 87°18'19"W	252.59'
44	S 79°14'28"W	9.32'
45	N 6°49'07"W	22.50'
46	N 6°49'07"W	190.96'
47	S 75°20'22"W	275.88'
48	S 2°59'17"W	185.40'
49	S 2°59'17"W	15.24'
50	S 78°05'35"W	227.51'
51	S 78°20'06"W	138.21'
52	S 74°57'40"W	168.50'
53	S 74°57'40"W	121.90'
54	S 79°57'40"W	143.88'
55	N 85°02'20"W	39.32'
56	N 85°02'20"W	125.68'
57	N 81°52'15"W	50.15'
58	N 77°47'00"W	146.06'
59	N 72°14'54"W	124.40'
60	N 68°53'29"W	109.26'
61	N 73°20'34"W	153.18'
62	N 67°18'53"W	107.54'
63	N 61°39'10"W	73.22'
64	N 58°40'28"W	103.99'
65	N 64°34'07"W	183.84'
66	N 59°41'09"W	89.84'
67	N 42°05'11"W	51.33'
68	N 36°52'07"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'
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'
80	N 2°59'17"E	200.64'
81	N 75°20'22"E	275.88'
82	S 6°49'07"E	213.46'
83	S 79°14'28"W	272.97'
84	S 78°05'35"W	35.29'
85	N 89°50'18"E	9.90'
86	N 88°51'39"E	185.86'
87	S 88°51'15"E	253.16'
88	N 89°58'13"E	20.00'

BULA DICKSON
79 ACRES
FIRST TRACT OF
D.V. 1138, PG. 257
PARCEL NO.
06-06-60-23-01-000

8.267 ACRES NEW SURVEY
HOWARD LEWIS PARKER
7.50 ACRES DEED
THIRD PARCEL OF SECOND TRACT
D.V. 984, PG. 125
PARCEL NO. 06-06-60-23-11

NELLIE CHEREVAS
26.42 ACRES
PARCEL ONE OF
D.V. 1156, PG. 417
PARCEL NO.
06-06-60-23-07-001

SEE PLAT IN
D.V. 1142, PG. 961

BENJAMIN AND
ELEANOR BURCHAM
42.83 ACRES
D.V. 1142, PG. 959
PARCEL NO.
06-06-60-23-07-000

SEE PLAT IN
D.V. 1142, PG. 961

0' 200' 400'
SCALE 1" = 200'

HOWARD E. WILSON, SR.
MARJORIE WILSON
79 ACRES
D.V. 731, PG. 205
PARCEL NO. 06-06-60-23-13-000

R. H. WILSON
158.00 ACRES
D.V. 731, PG. 203
PARCEL NO. 06-06-60-24-07-000

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.

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.

SURVEY PLAT FOR HOWARD PARKER

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM,
TOWNSHIP OF BLUE ROCK, BEING PART IN THE SOUTHEAST
QUARTER OF SECTION 23 AND PART IN THE SOUTHWEST
QUARTER OF SECTION 24, 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) SURVEY PLAT BY CLAUD SURVEYING

- ☒ FENCE POST FOUND
- ☐ GAS WELL
- 1/2" X 30" IRON PIN FOUND CAPPED "CLAUS 6456"
- 5/8" X 30" IRON PIN 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
- x-x- FENCE EVIDENCE FOUND
- LINES OF THIS SURVEY

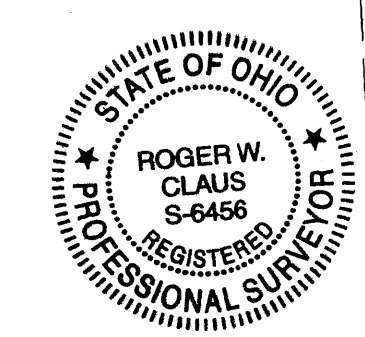
DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY A. L. Suneheart
6-12-2002

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.

OFFICE COPY
NOT RECORDABLE
06-19-02
ROGER W. CLAUD, REG. SURVEYOR 6456 DATE:
33310 CHRISTMAN RIDGE ROAD
LEWISVILLE, OHIO 43754
1-740-567-3168
1-740-567-3106 fax

REVISIONS	DATE	INITIALS
HAROLD TO HOWARD	06-19-02	R.W.C.



SURVEY PLAT BRUNER-PARKER SUBDIVISION NO. 2

SHEET 2 OF 2

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF BLUE ROCK, BEING PART IN THE SOUTHEAST QUARTER OF SECTION 23 AND PART IN THE SOUTHWEST QUARTER OF SECTION 24, RANGE 12 WEST, TOWNSHIP 12 NORTH, OF "THE CONGRESS LANDS EAST OF THE SCIOTO RIVER".

- PERTINENT DOCUMENTS**
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 - (2) COUNTY TAX MAPS.
 - (3) U.S.G.S. QUAD. MAP "RURALDALE"
 - (4) TWO SURVEY PLATS BY L. PETER DINAN
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 - (13) SURVEY PLAT BY CLAUD SURVEYING

R. H. WILSON
158.00 ACRES
D.V. 731, PG. 203
PARCEL NO.
06-06-60-24-07.000

CENTER OF
SECTION 24

R. H. WILSON
158.00 ACRES
D.V. 731, PG. 203
PARCEL NO.
06-06-60-24-07.000

N.W. CORNER
OF S.W. 1/4 OF
SECTION 24

0' 200' 400'
SCALE 1" = 200'



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Line	Bearing	Distance
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79 ACRES
FIRST TRACT OF
D.V. 1138, PG. 257
PARCEL NO.
06-06-60-23-01.000

HOWARD E. WILSON, SR.
MARJORIE WILSON
79 ACRES
D.V. 731, PG. 205
PARCEL NO. 06-06-60-23-13.000

NELLIE
CHEREVAS
3.40 ACRES
PARCEL TWO OF
D.V. 1156, PG. 416
PARCEL NO.
06-06-60-23-06.000

DOUGLAS E. AND
TAMMY I. BRAGG
1.00 ACRE
D.V. 1546, PG. 232
PARCEL NO. 06-06-60-23-11.002
SEE PLAT IN PG. 234

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83	S 79°14'28"W	272.97'
84	S 78°05'35"W	35.29'

LOT NO. 1
15.026 AC.

LOT NO. 2
15.083 AC.

LOT NO. 3
10.139 AC.

LOT NO. 4
10.542 AC.

LOT NO. 5
22.023 AC.

BRUNER-PARKER SUBDIVISION PLAT BOOK 18, PAGES 58 AND 59

OFFICE COPY
NOT RECORDABLE

- ☒ = FENCE POST FOUND
- ⊙ = GAS WELL
- ⊙ = 1/2" X 30" IRON PIN FOUND CAPPED "CLAUS 6456"
- ⊙ = 5/8" X 30" IRON PIN SET CAPPED "CLAUS 6456"
- ⊙ = 5/8" IRON PIN FOUND UNCAPPED
- ⊙ = 5/8" IRON PIN FOUND CAPPED "RLS 5410"
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- ⊙ = SURVEY ANGLE POINT
- ⊙ = RAILROAD SPIKE SET
- ⊙ = RAILROAD SPIKE FOUND
- ⊙ = TREE WITH WIRE FOUND
- ⊙ = EXISTING PROPERTY LINES
- ⊙ = FENCE EVIDENCE FOUND
- ⊙ = LINES OF THIS SURVEY

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 ON THE 3RD DAY OF JULY, 2004. ALL DIMENSIONS SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS ON CURVES ARE ARC DISTANCES ON THE CURVE AND CHORD DISTANCES IN THE CHORDS.

ROGER W. CLAUS, REG. SURVEYOR 6456 DATE: 07-29-04
33310 CHRISTIAN RIDGE ROAD
LEWISVILLE, OHIO 43754
1-740-567-3168
1-740-567-3106 fax

SURVEY PLAT FILE: 040520-R2

