

parcel #
06-90-26-03-002
Bethlehem Rd.

Description of Parcel No. 2

OFFICE COPY
NOT RECORDABLE

Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, being part of the northwest quarter of Section 26, 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 northwest corner of Section 26 (Note: Reference bearing on the north line of Section 26 used as South 89°59'56" West.);

thence, with the west line of Section 26, South 00°29'19" East a distance of 1,169.00 feet to an iron pin set at the northwest corner of a 30.12 acres tract as conveyed to Ralph E. Mitchell by Deed Volume 608, Page 299 of the Muskingum County Recorder's Office;

thence, with the north line of said Mitchell property, North 89°59'56" East a distance of 308.50 feet to an iron pin set, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning leaving the property line, North 29°07'23" East a distance of 710.18 feet to a point in the centerline of an existing driveway, passing through two iron pins set at distances of plus 580.18 feet and plus 680.18 feet, respectively;

thence, with the centerline of said existing driveway, the following three courses:

- (1) South 71°19'34" East a distance of 35.92 feet to a point;
- (2) thence South 82°39'18" East a distance of 35.42 feet to a point;
- (3) thence North 84°37'39" East a distance of 223.95 feet to a point in the centerline of County Road No. 235 (Bethlehem Road);

thence, with the centerline of County Road No. 235, South 49°06'52" East a distance of 128.69 feet to a point at the northwest corner of an approximate 1 acre tract as conveyed to Donald Ellis by Deed Volume 423, Page 380 of the Muskingum County Recorder's Office;

thence, leaving the road with the west line of said Ellis property, South 34°47'30" East a distance of 458.72 feet to an iron pin set in the east line of the west half of the northwest quarter of Section 26, passing through an iron pin set at a distance of plus 100.00 feet;

thence, with the quarter-quarter section line, South 00°11'21" East a distance of 164.36 feet to an iron pin found at the northeast corner of the aforementioned Mitchell property;

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY

A. L. Smith
9-27-94

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thence, with the north line of said Mitchell property, South 89°59'56"
West a distance of 997.34 feet to the Point of Beginning;

containing 10.001 acres, more or less, out of Parcel No. 06-06-90-26-
03-000.

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. 235.

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

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. 235. Said easement runs in a northwest to southeast direction
across the northeast end of the above described property with the
northeast line of said easement being the centerline of County Road No.
235. Containing 0.125 acres, more or less, of easement.

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

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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DESCRIPTION APPROVED
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BY *[Signature]*
9-27-94

JAMES D. DRAKE
80 Ac.
DV. 143 PG. 211

MELVIN R. LAU, JR.
79 Ac.
DV. 1058 PG. 27

MELVIN R. LAU, JR.
69.25 Ac.
DV. 1058 PG. 27

SURVEY PLAT

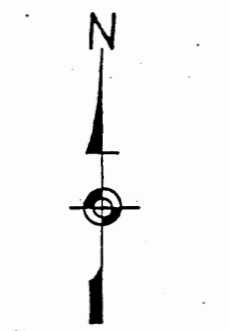
for

BRUNER LAND CO.

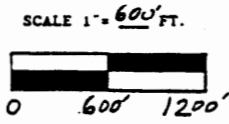
Situated in the State of Ohio, County of MUSKINGHAM, Township of BLUE ROCK being IN SECTIONS 22 AND 26, Range 12 West, Township 12 North, of "The CONGRESS LANDS EAST OF SCIOTO RIVER."

- PERTINENT DOCUMENTS**
- (1) All deeds as shown.
 - (2) County tax maps.
 - (3) U.S.G.S. quadrangle map RURAL DALE
 - (4) Survey plat by CLAUS 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 DV. 801 PG. 148.



CLAUS SURVEYING
ROGER W. CLAUS, P.S.
(614) 567-3168
23310 TH 2085
Lorain, Ohio 43754

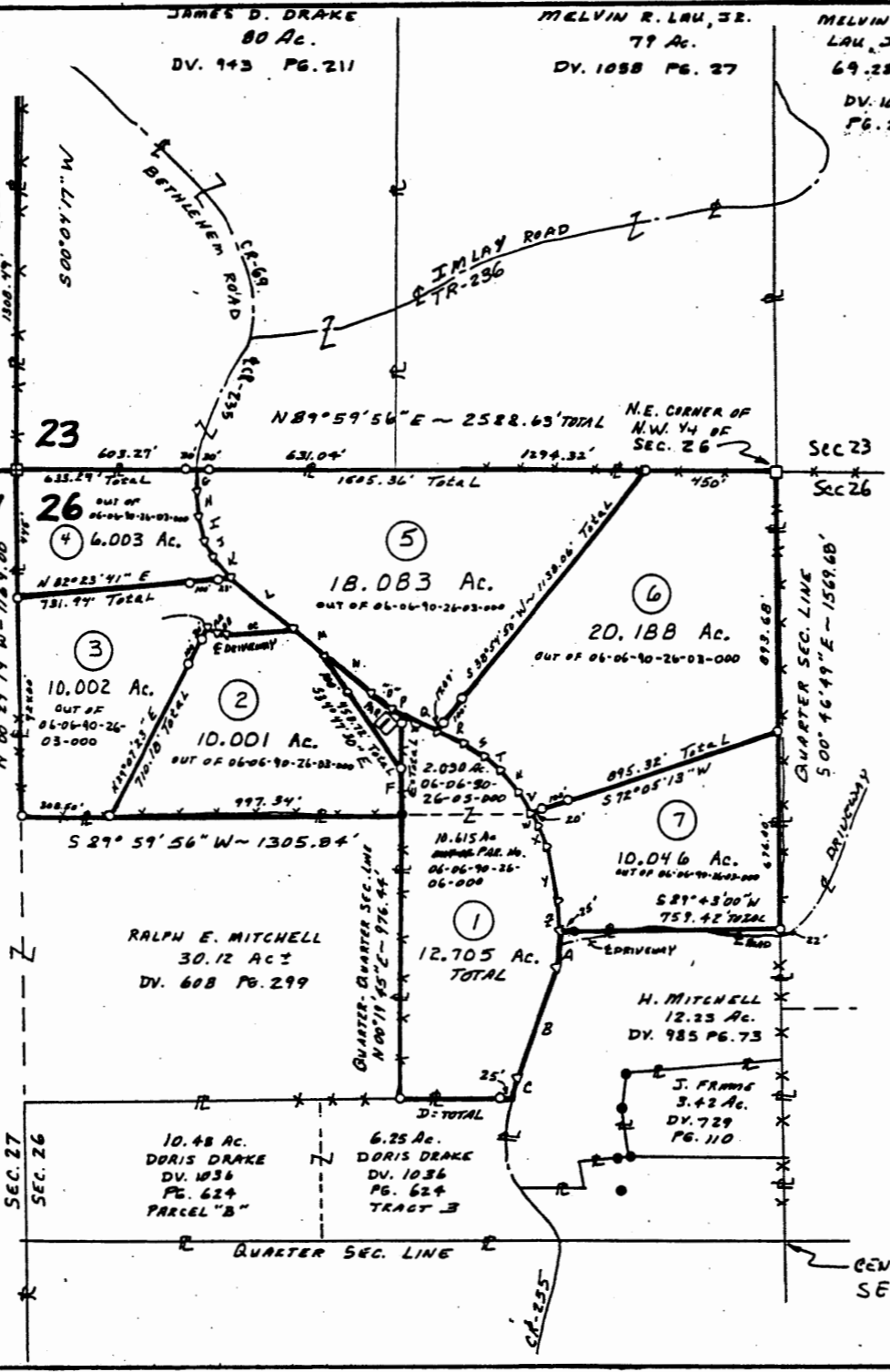
SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT IT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES.

Sept. 22, 1994
Roger W. Claus, P.S.
Professional Surveyor
(614) 567-3168



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

LINE	BEARING	DIST.	LINE	BEARING	DIST.
A	S 07° 07' 04" W	124.99'	AA	S 71° 19' 34" E	35.92'
B	S 19° 56' 00" W	400.00'	BB	S 82° 39' 18" E	35.42'
C	S 13° 50' 22" W	67.50'	CC	N 84° 37' 39" E	222.95'
D	S 89° 11' 31" W	367.62'	DD	N 80° 59' 40" E	49.10'
E	N 00° 11' 21" W	339.36'	EE	N 07° 16' 53" E	114.66'
F	N 00° 11' 21" W	164.36'	FF	S 88° 44' 41" E	106.12'
G	S 04° 35' 19" W	62.17'	GG	S 87° 33' 14" E	221.00'
H	S 02° 47' 40" E	83.86'	HH	S 87° 26' 35" E	198.96'
I	S 12° 40' 09" E	82.80'	II	S 87° 26' 35" E	82.92'
J	S 25° 20' 17" E	67.63'	JJ	N 87° 29' 34" E	215.40'
K	S 41° 10' 52" E	73.57'	KK	N 85° 19' 51" E	169.89'
L	S 49° 15' 21" E	279.53'	LL	N 78° 11' 45" E	70.57'
M	S 49° 06' 52" E	128.69'	MM	S 38° 48' 56" E	111.85'
N	N 49° 06' 52" W	208.38'	NN	S 35° 07' 33" E	189.32'
O	N 56° 16' 06" W	93.32'	OO	S 35° 07' 33" E	21.86'
P	N 62° 34' 13" N	29.32'	PP	S 35° 07' 33" E	23.40'
Q	S 62° 51' 47" E	122.56'	QQ	S 42° 56' 38" E	264.36'
R	S 62° 51' 47" E	108.78'	RR	S 35° 31' 16" E	81.65'
S	S 59° 49' 06" E	82.14'	SS	S 27° 42' 20" E	99.38'
T	S 50° 13' 48" E	69.99'	TT	S 29° 42' 13" E	185.18'
U	S 37° 06' 16" E	93.60'	UU	S 21° 38' 25" E	104.54'
	S 32° 45' 39" E	86.93'	VV	S 21° 49' 25" E	136.51'
	2° 37' E	46.58'	WW	S 34° 20' 44" E	64.65'
	15° 21' E	81.26'	XX	S 44° 56' 10" E	87.18'
	24° 33' E	191.79'	YY	S 51° 44' 00" E	113.20'
	22° 24' E	100.50'	ZZ	N 54° 52' 29" E	222.94'



940827-1