

Parcel #

06-90-26-03-003

9375 Bethlehem Rd. ✓

Description of Parcel No. 3

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 445.00 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 82°23'41" East a distance of 731.94 feet to a point in the centerline of County Road No. 235 (Bethlehem Road), passing through two iron pins set at distances of plus 608.94 feet and plus 708.94 feet, respectively;

thence, with the centerline of County Road No. 235, South 49°15'21" East a distance of 299.53 feet to a point at the centerline intersection with an existing driveway which runs westerly;

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

- (1) South 84°37'39" West a distance of 223.95 feet to a point;
- (2) thence North 82°39'18" West a distance of 35.42 feet to a point;
- (3) thence North 71°19'34" West a distance of 35.92 feet to a point;

thence, leaving the existing driveway, South 29°07'23" West a distance of 710.18 feet to an iron pin set in the north line 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, passing through two iron pins set at distances of plus 30.00 feet and plus 130.00 feet, respectively;

thence, with the north line of said Mitchell property, South 89°59'56" West a distance of 308.50 feet to and iron pin set in the west line of Section 26;

thence, with the west line of Section 26 and the east line of a 128.11 acres tract as conveyed to R. and M. Mitchell by Deed Volume 801, Page 148 of the Muskingum County Recorder's Office, North 00°29'19" West a distance of 724.00 feet to the Point of Beginning;

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1 of 2

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY

9-27-94

Page 2 of 2

Description of Parcel No. 3

containing 10.002 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 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. 235. Containing 0.275 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 Claus, Registered Surveyor No. 6456, based on a new survey of September 28, 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. 943 PG. 211

MELVIN R. LAU, JR.
79 Ac.
DV. 1088 PG. 27

MELVIN R.
LAU, JR.
69.25 Ac.
DV. 1088
PG. 27.

SURVEY PLAT

for
BRUNER LAND CO.

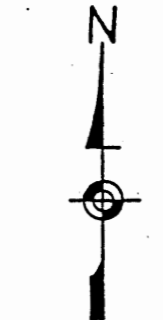
Situated in the State of Ohio, County of
MUSKINGHAM, Township of **BLUE ROCK**,
being **IN SECTIONS 22 AND 26**,

Range **12** West, Township **12** North, of "The
CONGRESS LANDS EAST OF SCIOTO RIVER."

PERTINENT DOCUMENTS

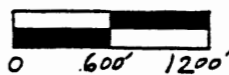
- (1) All deeds as shown.
- (2) County tax maps.
- (3) U.S.G.S. quadrangle map **RURALDALE**
- (4) Survey plat by **CLAUS SURVEYING**
- (5) Survey plat by **W.T. BIEDENRACH**
- (6) Survey plat by **R.L. DANIELS**
- (7) " " " **R.L. DANIELS**
- (8) " " " **R.L. DANIELS**
- (9) " " " **L.PETER DINAN**

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° 00' W** SEE DV. 801 PG. 148.

SCALE 1" = 600' FT.



CLAUS SURVEYING
ROGER W. CLAUS, P.S.
(614) 567-3168
33310 TH 2085
Lewisville, 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 *[Signature]*

DATE	REVISIONS	REASON	BY

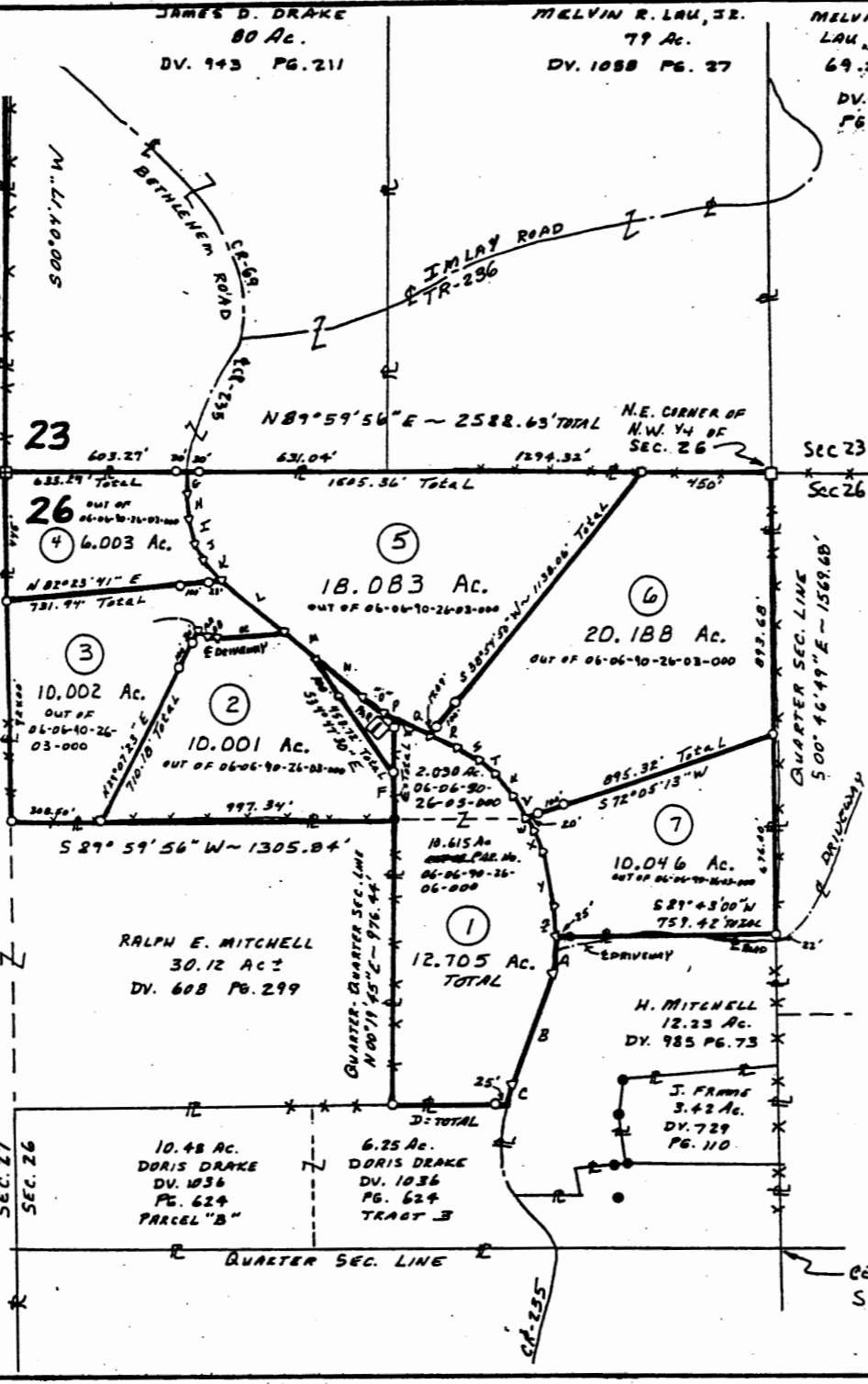


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PAR. = DONALD ELLIS DV. 423 PG. 380
1 Ac. Deed 0.476 AC. ACTUAL

LINE	BEARING	DIST.	LINE	BEARING	DIST.
A	S 09° 07' 04" W	124.99'	AA	S 71° 19' 34" E	35.92'
B	S 19° 36' 08" W	400.00'	BB	S 82° 39' 18" E	35.42'
C	S 13° 50' 22" W	61.50'	CC	N 84° 37' 39" E	228.95'
D	S 89° 11' 31" W	367.62'	DD	N 00° 59' 48" E	99.10'
E	N 00° 11' 21" W	339.36'	EE	N 07° 16' 53" E	114.66'
F	N 00° 11' 21" W	168.36'	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	82.00'	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	299.53'	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	109.82'
O	N 56° 16' 06" W	92.32'	OO	S 35° 07' 33" E	21.86'
P	N 62° 34' 13" W	29.32'	PP	S 35° 07' 33" E	23.40'
Q	S 62° 51' 47" E	122.56'	QQ	S 42° 56' 38" E	264.26'
R	S 62° 51' 47" E	108.78'	RR	S 35° 31' 16" E	81.65'
S	S 57° 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'
	S 37° 06' 16" E	93.60'	UU	S 21° 38' 25" E	104.54'
	S 32° 48' 39" E	86.73'	VV	S 21° 49' 25" E	136.51'
	S 29° 32' 37" E	76.58'	WW	S 34° 20' 44" E	64.65'
	S 21° 15' 21" E	81.26'	XX	S 44° 56' 10" E	87.18'
	S 10° 24' 33" E	79.79'	YY	S 61° 44' 00" E	118.20'
	00° 22' 24" E	100.50'	ZZ	N 54° 52' 29" E	222.94'

R AND W. MITCHELL
128.11 AC.
DV. 801 PG. 148



940827-1