

parcel #
06-90-26-03-005
9400 Bethlehem

Description of Parcel No. 5

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 west line of Section 26 used as South 00°29'19" East.);

thence, from said Point of Beginning with the north line of Section 26, North 89°59'56" East a distance of 633.28 feet to a point in the centerline of County Road No. 235 (Bethlehem Road), being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning continuing with the north line of Section 26, North 89°59'56" East a distance of 1,505.36 feet to an iron pin set, passing through an iron pin set at a distance of plus 30.00 feet;

thence, leaving the section line, South 38°54'50" West a distance of 1,138.06 feet to a point in the centerline of County Road No. 235, passing through two iron pins set at distances of plus 1,020.97 feet and plus 1,120.97 feet, respectively;

thence, with the centerline of County Road No. 235, the following eleven courses:

- (1) North 62°51'47" West a distance of 122.56 feet to a point at the northeast corner of an approximate 1 acre tract as conveyed to Donald Ellis by Deed Volume 423, Page 320 of the Muskingum County Recorder's Office;
- (2) thence North 62°34'13" West a distance of 29.32 feet to a point;
- (3) thence North 56°16'06" West a distance of 93.32 feet to a point;
- (4) thence North 49°06'52" West a distance of 208.38 feet to a point at the northwest corner of said Ellis property;
- (5) thence, continuing, North 49°06'52" West a distance of 128.69 feet to a point;
- (6) thence North 49°15'21" West a distance of 299.53 feet to a point;
- (7) thence North 41°10'52" West a distance of 73.57 feet to a point;

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DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY A. L. S. S.

9-27-94

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Description of Parcel No. 5

- (8) thence North 25°20'17" West a distance of 67.63 feet to a point;
- (9) thence North 12°48'09" West a distance of 88.08 feet to a point;
- (10) thence North 02°47'40" West a distance of 83.86 feet to a point;
- (11) thence North 04°35'19" East a distance of 62.17 feet to the Point of Beginning;

containing 18.083 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 west end of the above described property with the west line of said easement being the centerline of County Road No. 235. Containing 1.154 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, 1991.

Prior Deed: Deed Volume _____, Page _____.

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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 1E West, Township 12 North, of "The CONGRESS LANDS EAST OF SCIOTO RIVER."

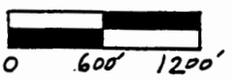
PERTINENT DOCUMENTS

- (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. 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.

SCALE 1" = 600' FT.



CLAUS SURVEYING
ROGER W. CLAUS, P.S.
(614) 567-3168
53310 TH 2085
Lewards, 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

NO.	DATE	REVISIONS

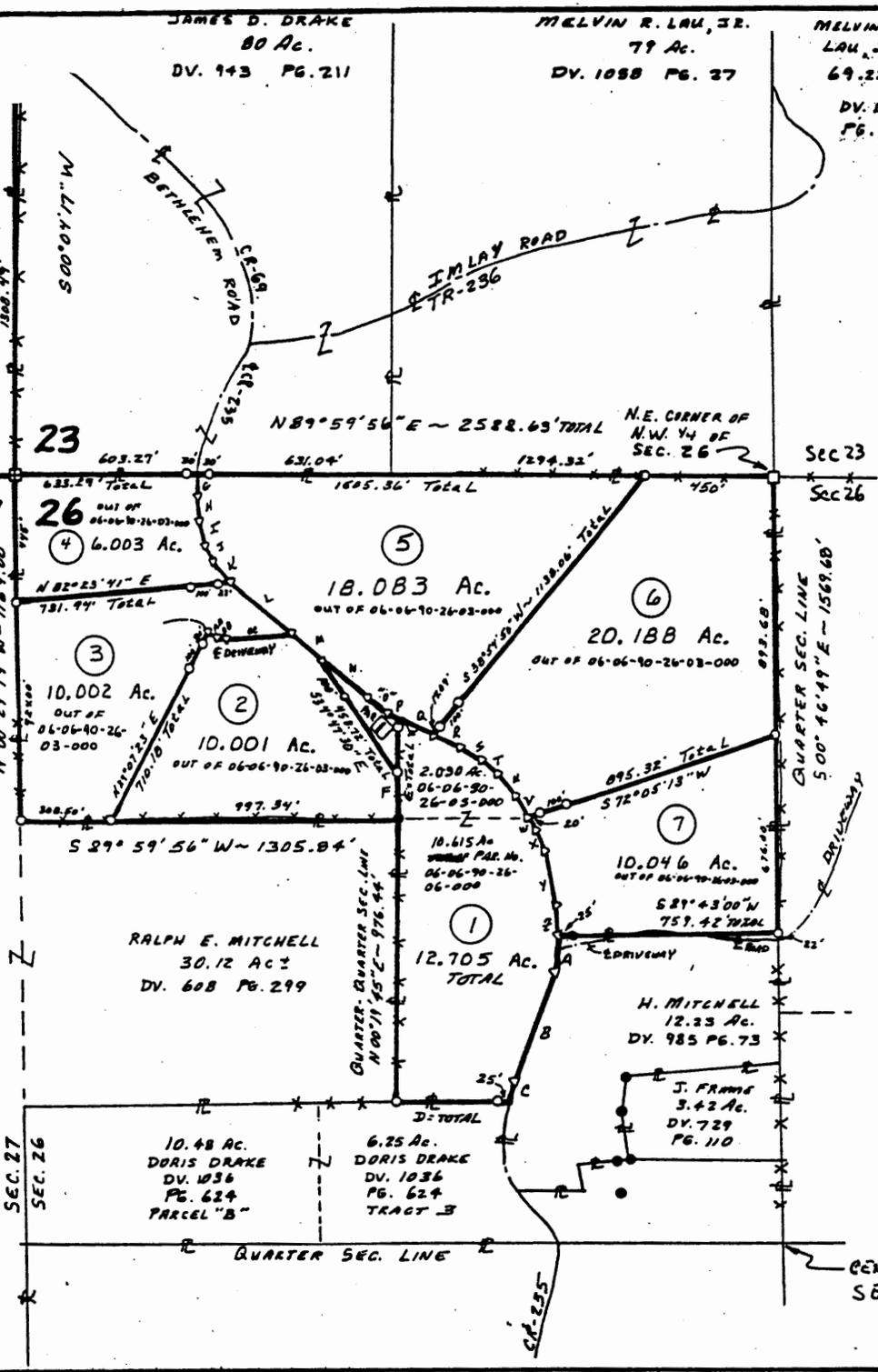
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PAR. = DONALD ELLIS DV. 423 PG. 320
1 Ac. Deed 0.476 AC. ACTUAL



940827-1

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° 56' 08" W	400.00'	BB	S 82° 39' 18" E	35.72'
C	S 18° 50' 22" W	67.50'	CC	N 84° 37' 39" E	223.95'
D	S 89° 11' 31" W	367.62'	DD	N 80° 59' 48" E	49.10'
E	N 00° 11' 21" W	339.26'	EE	N 07° 16' 53" E	114.66'
F	N 00° 11' 21" W	164.36'	FF	S 08° 44' 41" E	106.12'
G	S 04° 35' 19" W	62.77'	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° 48' 09" E	88.80'	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	299.53'	LL	N 78° 11' 45" E	70.57'
M	S 49° 06' 52" E	120.69'	MM	S 38° 48' 56" E	111.85'
N	N 49° 06' 52" W	200.30'	NN	S 35° 07' 33" E	189.32'
O	N 82° 16' 06" W	92.32'	OO	S 35° 07' 33" E	21.86'
P	N 62° 34' 13" N	29.32'	PP	S 35° 07' 33" E	23.40'
	S 62° 51' 47" E	122.56'	QQ	S 42° 56' 38" E	264.26'
	S 62° 51' 47" E	108.78'	RR	S 35° 11' 16" E	81.65'
	S 59° 29' 06" E	82.14'	SS	S 27° 42' 20" E	99.30'
	S 0° 13' 48" E	69.99'	TT	S 29° 42' 13" E	185.18'
	S 27° 06' 16" E	98.64'	UU	S 21° 38' 25" E	104.54'
	S 22° 48' 39" E	86.73'	VV	S 21° 49' 25" E	136.51'
	S 29° 32' 34" 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 0° 24' 33" E	71.79'	YY	S 51° 44' 00" E	113.20'
	S 0° 22' 24" E	100.50'	ZZ	N 54° 52' 29" E	222.94'



REPRODUCTION APPROVED
 FOR AUCTION'S TRANSFER
 BY *[Signature]*
 9-27-94

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

RALPH E. MITCHELL
30.12 AC.
DV. 608 PG. 299

10.48 AC.
DORIS DRAKE
DV. 1036
PG. 624
PARCEL "B"

6.25 AC.
DORIS DRAKE
DV. 1036
PG. 624
TRACT "B"

H. MITCHELL
12.23 AC.
DV. 985 PG. 73

J. FRANK
3.42 AC.
DV. 729
PG. 110

CENTER OF
SEC. 26