

08-40-23-01-000

## Description of Parcel #4 (34.480 Acres)

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek, being the east half of the northeast quarter of Section 23, Range 13 West, Township 11 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 northeast corner of Section 23 (Note: Reference bearing on the north line of the northeast quarter of the northeast quarter of Section 23 used as North 89°28'00" East.);

thence, with the north line of Section 23, South 89°28'00" West a distance of 1,317.82 feet to a marked stone found at the northwest corner of the northeast quarter of the northeast quarter of Section 23;

thence, with the west line of the northeast quarter of the northeast quarter, South 00°06'40" East a distance of 849.81 feet to a point in the center of County Road No. 32 (Irish Ridge Road), being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning with the center of pavement of County Road No. 32, the following seven courses:

1. South 84°16'20" East a distance of 190.52 feet to a point;
2. thence South 87°19'59" East a distance of 163.28 feet to a point;
3. thence North 86°21'09" East a distance of 196.44 feet to a point;
4. thence North 81°45'53" East a distance of 116.78 feet to a point;
5. thence North 63°14'38" East a distance of 45.32 feet to a point;
6. thence North 42°37'18" East a distance of 60.30 feet to a point;
7. thence North 22°31'09" East a distance of 130.08 feet to a point;

thence, leaving the road, South 00°06'36" East a distance of 2,070.40 feet to a 5/8" iron pin set in the south line of the northeast quarter, passing through two iron pins set at distances of plus 83.55 feet and plus 233.55 feet, respectively;

thence, with the south line of the northeast quarter, South 89°04'34" West a distance of 795.82 feet to an unmarked stone found at the southwest corner of the southeast quarter of the northeast quarter of Section 23;

thence, with the west line of the east half of the northeast quarter of Section 23, North 00°06'40" West a distance of 1,895.68 feet to the Point of Beginning, passing through a 5/8" iron pin set at a distance of plus 1,865.68 feet;

containing 34.480 acres, more or less, being part of Parcel No. 08-40-23-01.

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

08-40-23-01-000 A

Page 2 of 2  
Description of Parcel #4 (34.480 Acres)

Subject to the right-of-way of County Road No. 32 (Irish Ridge Road 60' R/W).

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

Subject to a 50.00 feet wide easement being reserved unto Bruner Land Co. Inc. 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. 32. Said easement runs in an east west direction across the north end of the above described property with the north line of said easement being the centerline of County Road No. 32. Containing 1.036 acres, more or less, of easement.

All iron pins set are 5/8" x 30" rebar capped and labeled "Biedenbach Surveying, LLC. PS 7881".

The bearings in this description are for angle calculations only and are based on the north line of the northeast quarter of the northeast quarter of Section 23 used as an assumed bearing of North 89°28'00" East.

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

The above description prepared by Gregory A. Biedenbach, Ohio Registered Surveyor No. 7881, based on information obtained from an actual field survey of October 7, 2013. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Official Records Volume 2494, Page 555.

*Oct. 7, 2013*  
Date  
*Gregory A. Biedenbach*  
Gregory A. Biedenbach  
Ohio Registered Surveyor  
No. 7881.



Cc: Survey File: GB-1930G

DISPOSITION  
APPROVED  
*[Signature]* 11/25/2013

08-40-23-01-000 E  
B

# SURVEY PLAT FOR BRUNER LAND COMPANY, INC.

Situated in the State of Ohio, County of Muskingum,  
Township of Brush Creek, being the east half of the  
northeast quarter of Section 23, Range 13 West,  
Township 11 North of the "Congress Lands East  
of the Scioto River".

3 DK, Inc.  
O.R.V. 1142 Pg. 782  
120 Ac.

Mariana Wilson, Trustee  
First Parcel  
O.R.V. 1707 Pg. 42  
75 Acres

The bearings on this plat are for angle calculations  
only and are based on the north line of the northeast  
quarter of the northeast quarter of Section 23 used  
as N 89°28'00" E.

SCALE : 1" = 300'

William E. Thomas, Jr.  
& Vicky S. Thomas  
O.R.V. 1673 Pg. 805  
30.38 Ac.

Baptist Church &  
Cemetery  
D.V. O Pg. 11  
0.50 Ac.

William E. Thomas, Jr.  
& Vicky S. Thomas  
O.R.V. 1688 Pg. 791  
0.49 Ac.

Edna M. Allen  
Parcel One  
O.R.V. 2122 Pg. 559  
1.3 Ac.

## PERTINENT DOCUMENTS

- (1) All deeds as shown.
- (2) County Tax Maps.
- (3) U.S.G.S. quadrangle map Philo.
- (4) Survey plat by Dinan & Assoc.

Subject to all legal right-of-ways, easements,  
restrictions, reservations and zoning regulations  
of record.  
Subject to the 100-year Flood Plain restrictions,  
if applicable.  
Subject to any facts that may be disclosed in a  
full and accurate title search.

Edna M. Allen  
Parcel Two  
O.R.V. 2122 Pg. 559  
25 Ac.

- = 5/8" iron pin set capped "Biedenbach  
Surveying, LLC. PS 7881"
- = 5/8" iron pin found uncapped
- = unmarked stone found
- = marked stone found
- ▲ = survey angle point
- = existing property lines
- \*-\* = fence evidence found
- = lines of this survey



S.W. Corner  
S.E. 1/4 of  
N.E. 1/4 of  
Sec. 23

S.E. Corner  
N.E. 1/4 of  
Sec. 23

Franklin Real Estate Co.  
D.V. 283 Pg. 32  
40.50 Ac.

Alan M. & Lori L. Brown  
Tract B  
O.R.V. 1055 Pg. 402  
41 Ac.

## 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.

Oct 7, 2013  
Date

Gregory A. Biedenbach  
Ohio Registered Surveyor  
No. 7881.

JOB NO. GB-1930G

BIEDENBACH SURVEYING, LLC.  
114 ADAMS AVENUE  
WOODSFIELD, OHIO 43793  
740.472.1262 OFFICE  
740.472.5298 FAX

N 89°28'00"E 1317.82' = TOTAL

N.W. Corner  
N.E. 1/4 of  
N.E. 1/4 of  
Sec. 23

PARCEL #1  
14.253 ACRES  
Part of  
P.N. 08-40-23-01

PARCEL #2  
6.074 ACRES  
Part of  
P.N. 08-40-23-01

Mariana Wilson, Trustee  
Second Parcel &  
Third Parcel  
O.R.V. 1707 Pg. 42  
10 Acres

Line	Bearing	Distance
1	S 84°16'20"E	190.52'
2	S 87°19'59"E	163.28'
3	N 86°21'09"E	196.44'
4	N 81°45'53"E	116.78'
5	N 63°14'38"E	45.32'
6	N 42°37'18"E	60.30'
7	N 22°31'09"E	130.08'
8	N 18°49'03"E	102.91'
9	N 32°44'11"E	109.49'
10	N 44°39'05"E	63.60'
11	N 53°18'23"E	82.37'
12	N 64°06'26"E	104.60'
13	N 71°29'16"E	92.97'
14	N 83°01'26"E	136.86'

PARCEL #3  
28.111 ACRES  
Part of  
P.N. 08-40-23-01

PARCEL #4  
34.480 ACRES  
Part of  
P.N. 08-40-23-01

Maurice Allen Hartley  
D.V. 563 Pg. 462  
71 Ac.

Bruner Land Co. INC.  
O.R.V. 2494 PG. 555  
82.918 Acres

Prior:

Tommy & Virginia Corder  
DV. 815 PG. 281  
O.R.V. 2476 PG. 54

William H. & Margaret Brown  
Tract Two Parcel Two  
O.R.V. 2122 Pg. 559  
67.38 Ac.

## Description of 82.918 Acres

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek, being the east half of the northeast quarter of Section 23, Range 13 West, Township 11 North, of "The Congress Lands East of the Scioto River", and being bounded and described as follows:

Beginning at a marked stone found at the northeast corner of Section 23 (Note: Reference bearing on the north line of the northeast quarter of the northeast quarter of Section 23 used as North 89°28'00" East.);

thence, from said Point of Beginning with the east line of Section 23, South 00°06'33" East a distance of 2,736.51 feet to a 5/8" iron pin set at the southeast corner of the northeast quarter of Section 23, passing through a 5/8" iron pin set at a distance of plus 268.73 feet, passing over the centerline of County Road No. 32 (Irish Ridge Road) at a distance of plus 298.73 feet and passing through an additional 5/8" iron pin set at a distance of plus 328.73 feet, respectively;

thence, with the south line of the northeast quarter, South 89°04'34" West a distance of 1,317.82 feet to an unmarked stone found at the southwest corner of the southeast quarter of the northeast quarter of Section 23;

thence, with the west line of the east half of the northeast quarter of Section 23, North 00°06'40" West a distance of 2,745.49 feet to a marked stone found at the northwest corner of the northeast quarter of the northeast quarter of Section 23, passing through a 5/8" iron pin set at a distance of plus 1,865.68 feet, passing over the centerline of County Road No. 32 at a distance of plus 1,895.68 feet and passing through an additional 5/8" iron pin set at a distance of plus 1,925.68 feet, respectively;

thence, with the north line of Section 23, North 89°28'00" East a distance of 1,317.82 feet to the Point of Beginning;

containing 82.918 acres, more or less, being all of Parcel No. 08-40-23-01.

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. 32 (Irish Ridge Road 60' RW).

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

All iron pins set are 5/8" x 30" rebar capped and labeled "Biedenbach Surveying, LLC. PS 7881".

The bearings in this description are for angle calculations only and are based on the north line of the northeast quarter of the northeast quarter of Section 23 used as an assumed bearing of North 89°28'00" East.

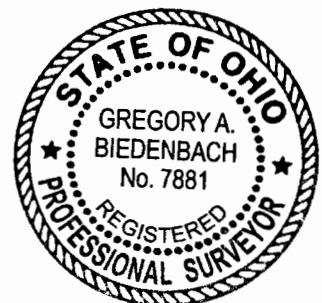
Page 2 of 2  
Description of 82.918 Acres

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

The above description prepared by Gregory A. Biedenbach, Ohio Registered Surveyor No. 7881, based on information obtained from an actual field survey of September 9, 2013. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Deed Volume 815, Page 281 and Official Records Volume 2476, Page 54.

Sept. 9, 13 **OFFICE COPY**  
Date Gregory A. Biedenbach  
**NOT RECORDABLE**  
Gregory A. Biedenbach  
Ohio Registered Surveyor  
No. 7881.



Cc: Survey File: GB-1930F

DESCRIPTION  
APPROVED  
By: [Signature] 9/13/2013



# SURVEY PLAT FOR BRUNER LAND COMPANY, INC.

DESCRIPTION

APPROVED

9/9/13

Situated in the State of Ohio, County of Muskingum,  
Township of Brush Creek, being the east half of the  
northeast quarter of Section 23, Range 13 West,  
Township 11 North of the "Congress Lands East  
of the Scioto River".

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120 Ac.

Mariana Wilson, Trustee  
First Parcel  
O.R.V. 1707 Pg. 42  
75 Acres

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quarter of the northeast quarter of Section 23 used  
as N 89°28'00" E.

"Basis of Bearings"  
N 89°28'00"E 1317.82'

18 19

P.O.B.

23

Mariana Wilson, Trustee  
Second Parcel &  
Third Parcel  
O.R.V. 1707 Pg. 42  
10 Acres

SCALE : 1" = 300'

0' 300' 600'

William E. Thomas, Jr.  
& Vicky S. Thomas  
O.R.V. 1673 Pg. 805  
30.38 Ac.

Baptist Church &  
Cemetery  
D.V. O Pg. 11  
0.50 Ac.

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1.3 Ac.

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40.50 Ac.

Alan M. & Lori L. Brown  
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O.R.V. 1055 Pg. 402  
41 Ac.

BIEDENBACH SURVEYING, LLC.  
114 ADAMS AVENUE  
WOODSFIELD, OHIO 43793  
740.472.1262 OFFICE  
740.472.5298 FAX

Note: This map is an original copy only with original  
signature and embossed seal.

## NEW SURVEY OF TRACT TWO D.V. 815 PG. 281 O.R.V. 2476 PG. 54 82.918 ACRES

P.N. 08-40-23-01

Tommy S. & Carole  
1/2 interest  
D.V. 815 Pg. 281

Virginia M. Corder  
1/2 Interest  
O.R.V. 2476 Pg. 54



## 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.  
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Gregory A. Biedenbach  
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