

08-40-23-01-001

## Description of Parcel #1 (14.253 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 631.00 feet to a 5/8" iron pin set, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning leaving the section line, South 04°22'58" East a distance of 791.13 feet to a point in the center of County Road No. 32 (Irish Ridge Road 60' R/W), passing through two 5/8" iron pins set at distances of plus 591.13 feet and plus 741.13 feet, respectively;

thence, with the center of pavement of County Road No. 32, the following six courses:

1. South 42°37'18" West a distance of 60.30 feet to a point;
2. thence South 63°14'38" West a distance of 45.32 feet to a point;
3. thence South 81°45'53" West a distance of 116.78 feet to a point;
4. thence South 86°21'09" West a distance of 196.44 feet to a point;
5. thence North 87°19'59" West a distance of 163.28 feet to a point;
6. thence North 84°16'20" West a distance of 190.52 feet to a point in the west line of the northeast quarter of the northeast quarter of Section 23;

thence, leaving the road and with the quarter-quarter section line, North 00°06'40" West a distance of 849.81 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 30.00 feet;

thence, with the north line of Section 23, North 89°28'00" East a distance of 686.82 feet to the Point of Beginning;

containing 14.253 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.

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.

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Description of Parcel #1 (14.253 Acres)

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 south end of the above described property with the south line of said easement being the centerline of County Road No. 32. Containing 0.887 acre, 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.

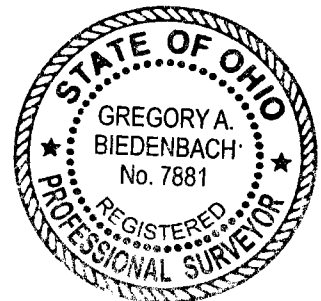
Prior Deed: Official Records Volume 2494, Page 555.

Oct. 7, 2013

Date

  
Gregory A. Biedenbach  
Ohio Registered Surveyor  
No. 7881.

**OFFICE COPY  
NOT RECORDABLE**



Cc: Survey File: GB-1930G



11/26/13  
Date

Fee Paid

DESCRIPTION  
APPROVED

By: 

08-40-2301-001 C

# SURVEY PLAT

## FOR

### BRUNER LAND COMPANY, INC.

DESCRIPTION  
APPROVED

By: *[Signature]*

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

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

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

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

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

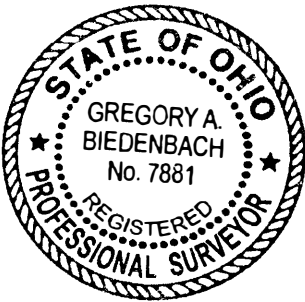
Line	Bearing	Distance
1	S 84°16'20"E	190.52'
2	S 87°19'59"E	163.28'
3	N 86°21'09"E	196.44'
4	N 81°45'53"E	116.78'
5	N 63°14'38"E	45.32'
6	N 42°37'18"E	60.30'
7	N 22°31'09"E	130.08'
8	N 18°49'03"E	102.91'
9	N 32°44'11"E	109.49'
10	N 44°39'05"E	63.60'
11	N 53°18'23"E	82.37'
12	N 64°06'26"E	104.60'
13	N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

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.



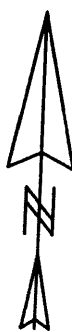
Approved for Transfer  
No On-Lot Sewage  
Zanesville-Muskingum Co.  
Health Department

#### 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.

*[Signature]*  
Date  
Gregory A. Biedenbach  
Ohio Registered Surveyor  
No. 7881.

JOB NO. GB-1930G



In this plat are for angle calculations  
used on the north line of the northeast  
quarter of Section 23 used  
E.

SCALE: 1" = 300'

Thomas, Jr.  
Thomas  
Pg. 805  
Ac.  
m E. Thomas, Jr.  
S. Thomas  
V. 1688 Pg. 791  
0.49 Ac.

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

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

NT DOCUMENTS  
shown.  
laps.  
triangle map Philo.  
Dinan & Assoc.

l right-of-ways, easements,  
ations and zoning regulations  
-year Flood Plain restrictions,  
s that may be disclosed in a  
le search.

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

n set capped "Biedenbach  
LLC. PS 7881"  
n found uncapped  
one found  
e found  
e point  
erty lines  
ce found  
survey

TY  
IRECTOR

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

VEYING, LLC.  
JE  
O 43793  
E

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