

08 - 40 - 23 - 01 - 002

Description of Parcel #2 (6.074 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 298.72 feet to a point in the center of County Road No. 32 (Irish Ridge Road 60' R/W), passing through a 5/8" iron pin set at a distance of plus 268.73 feet;

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

1. South 83°01'26" West a distance of 136.86 feet to a point;
2. thence South 71°29'16" West a distance of 92.97 feet to a point;
3. thence South 64°06'26" West a distance of 104.60 feet to a point;
4. thence South 53°18'23" West a distance of 82.37 feet to a point;
5. thence South 44°39'05" West a distance of 63.60 feet to a point;
6. thence South 32°44'11" West a distance of 109.49 feet to a point;
7. thence South 18°49'03" West a distance of 102.91 feet to a point;
8. thence South 22°31'09" West a distance of 130.08 feet to a point;

thence, leaving the road, North 04°22'58" West a distance of 791.13 feet to a 5/8" iron pin set in the north line of Section 23, passing through two 5/8" iron pins set at distances of plus 50.00 feet and plus 200.00 feet, respectively;

thence, with the north line of Section 23, North 89°28'00" East a distance of 631.00 feet to the Point of Beginning;

containing 6.074 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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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 0.902 acre, more or less, of easement.

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

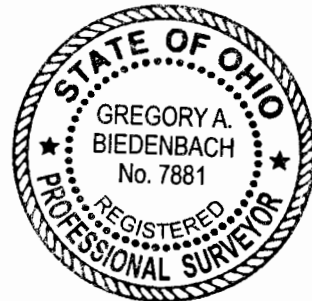
The bearings in this description are for angle calculations only and are based on the north line of the northeast quarter of the northeast quarter of Section 23 used as an assumed bearing of North 89°28'00" East.

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.

08.7.2013 **OFFICE COPY**
Date **NOT RECORDABLE**
Gregory A. Biedenbach
Ohio Registered Surveyor
No. 7881.



Cc: Survey File: GB-1930G

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
11/26/13
Date Fee Paid

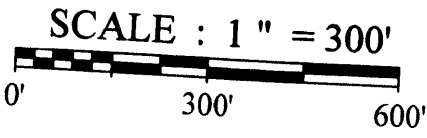
DESCRIPTION
APPROVED
By: [Signature] 11/25/2013

SURVEY PLAT
FOR
BRUNER LAND COMPANY, INC.

DESCRIPTION
APPROVED
By: *[Signature]* 11/5/2017

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".

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.



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

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

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.

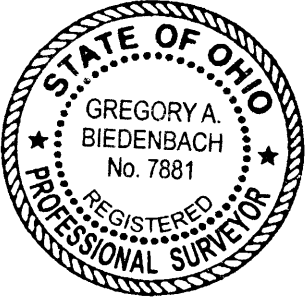
PERTINENT DOCUMENTS

- (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
- x - = fence evidence found
- = lines of this survey



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

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.

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

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

[Signature]
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

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