

08-40-23-01-003

## Description of Parcel #3 (28.111 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 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), being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning with the east line of Section 23, South 00°06'33" East a distance of 2,437.78 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 30.00 feet;

thence, with the south line of the northeast quarter, South 89°04'34" West a distance of 522.00 feet to a 5/8" iron pin set;

thence, leaving the quarter section line, North 00°06'36" West a distance of 2,070.40 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 1,836.85 feet and plus 1,986.85 feet, respectively;

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

1. North 18°49'03" East a distance of 102.91 feet to a point;
2. thence North 32°44'11" East a distance of 109.49 feet to a point;
3. thence North 44°39'05" East a distance of 63.60 feet to a point;
4. thence North 53°18'23" East a distance of 82.37 feet to a point;
5. thence North 64°06'26" East a distance of 104.60 feet to a point;
6. thence North 71°29'16" East a distance of 92.97 feet to a point;
7. thence North 83°01'26" East a distance of 136.86 feet to the Point of Beginning;

containing 28.111 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 north end of the above described property with the north line of said easement being the centerline of County Road No. 32. Containing 0.795 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.

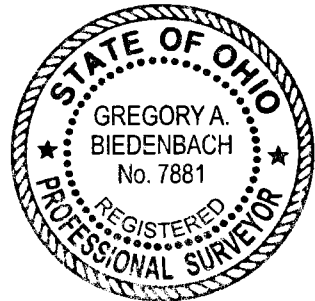
A plat of the above-described survey has been submitted for file at the County Engineer's Office.

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 *Gregory A. Biedenbach*  
Date Gregory A. Biedenbach  
Ohio Registered Surveyor  
No. 7881.

**OFFICE COPY  
NOT RECORDABLE**



Cc: Survey File: GB-1930G

# 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".

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

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
- x-x- = 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.

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

08.7.2013  
Date

*Gregory A. Biedenbach*  
Gregory A. Biedenbach  
Ohio Registered Surveyor  
No. 7881.

JOB NO. GB-1930G

BIEDENBACH SURVEYING, LLC.  
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