

Description of Parcel 13

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NOT RECORDABLE

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek, being in the west half of northwest quarter of Section 8, Range 13 West, Township 10 North, of "The Congress Lands East of The Scioto River", and being bounded and described as follows:

Commencing for Reference at an iron pin set at the southwest corner of Section 8 (Note: Reference bearing on the south line of Section 8 used as South 86°12'32" East.);

thence, with the west line of Section 8 and the east line of the Kathryn Ross property as described in Deed Volume 1029, Page 514 of the Muskingum County Recorder's Office, North 03°39'41" East a distance of 2,697.50 feet to a spike nail found at the southwest corner of the northwest quarter of Section 8;

thence, continuing with the west line of Section 8 and the east line of 37.43 acres tract as conveyed to J. J. Detweiler Enterprises, Inc. by Deed Volume 1063, Page 28 of the Muskingum County Recorder's Office, North 03°27'31" East a distance of 1,345.69 feet to an iron pin set at the southwest corner of a 40 acres tract as conveyed to Charles S. Pierce by Deed Volume 731, Page 8 of the Muskingum County Recorder's Office;

thence, leaving the section line and running with the south line of said Pierce property, South 85°55'03" East a distance of 374.05 feet to an iron pin set, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning continuing with the south line of said Pierce property, South 85°55'03" East a distance of 910.00 feet to an iron pin set in the east line of the west half of the northwest quarter of Section 8;

thence, with the quarter-quarter section line, South 03°34'17" West a distance of 515.13 feet to a point in the centerline of Township Road No. 135 (Haver Hill Road), passing through an iron pin set at a distance of plus 485.13 feet;

thence, with the centerline of Township Road No. 135, the following five courses:

- (1) South 62°35'39" West a distance of 129.86 feet to a point;
- (2) thence South 53°22'46" West a distance of 84.78 feet to a point;
- (3) thence South 44°13'13" West a distance of 84.60 feet to a point;

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(4) thence South 30°37'31" West a distance of 56.93 feet to a point;

(5) thence South 10°43'29" West a distance of 63.60 feet to a point;

thence, leaving the road, North 53°14'07" West a distance of 56.99 feet to an iron pin set;

thence North 33°27'48" West a distance of 991.62 feet to the Point of Beginning, passing through an iron pin set at a distance of plus 100.00 feet;

containing 10.003 acres, more or less, out of Parcel No. 08-08-70-08-03-000.

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

Subject to the right-of-way of Township Road No. 135.

Subject to the 100 year Flood Plain restrictions.

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 Township Road No. 135 (Haver Hill Road). 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 Township Road No. 135. Containing 0.386 acres, more or less, of easement.

Subject to the above real estate being sold without any guarantee of specific zoning or issuance of building permits and health department approval of private systems and water well on the tract(s). Any permanent dwelling placed upon the above premises shall have not less than 700 square feet of living space. These premises cannot be used for the establishment of a junk yard, or for the storage of tires or other debris.

Subject to any facts that may be disclosed in a full and accurate title search.

All iron pins set are rebar with yellow caps labeled "Claus 6456".

The bearings in this description are for angle calculations only and are based on the south line of Section 8 used as an assumed bearing of North 86°12'32" West.

The above description prepared by Paul J. Claus, Registered Surveyor No. 6456, based on a new survey of December 1, 1991.

Prior Deed: Deed Volume _____, Page _____.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. J. Nambé
12 " 21

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SURVEY PLAT

for
Bruner Land Co.

SCALE 1" = 200'

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek, being in the Southeast Quarter of Section 7 and the WEST HALF OF Section 8, Township 10 North, Range 13 West, of the "Congress Lands East of the Scioto River".

- = IRON PIN SET CAPPED "CLAUS 6456".
- = IRON PIN FOUND.
- ⊙ = SPIKE NAIL FOUND.
- ∠ = SURVEY ANGLE POINT.
- *** = FENCE EVIDENCE FOUND.
- = PROPERTY LINES.
- = LINES OF THIS SURVEY.

J. J. Detweiler Enterprises, Inc.
V. 1063 P. 28
37.43 Ac.

CLAUS SURVEY
File 920307

Charles S. Pierce
V. 731 P. 8
58.00 Ac.

Sharon Allen
V. 825 P. 289
20 Ac.

Ronald B. Miracle
V. 986 P. 97
39.59 Ac.

Marjory Foster
V. 989 P. 182
73.71 Ac.

Paul Swingle
V. 675 P. 134
77.21 Ac.

LINE	BEARING	DIST.	LINE	BEARING	DIST.
A	N 36° 29' 43" E	62.14'	KK	N 28° 47' 16" W	56.68'
B	N 44° 35' 02" E	78.24'	LL	N 17° 10' 18" W	56.90'
C	N 53° 03' 06" E	137.46'	MM	N 12° 06' 25" W	135.53'
D	N 39° 33' 40" E	64.77'	NN	N 23° 52' 46" W	38.68'
E	N 19° 02' 17" E	39.51'	OO	N 41° 06' 56" W	61.78'
F	N 06° 47' 23" E	77.22'	PP	N 46° 11' 44" W	211.05'
G	N 02° 13' 26" E	129.82'	QQ	N 16° 31' 28" E	113.39'
H	N 67° 56' 59" W	115.50'	RR	N 45° 03' 15" W	45.52'
I	N 60° 23' 35" W	77.75'	SS	N 52° 23' 01" E	30.53'
J	N 80° 05' 15" W	126.19'	TT	N 44° 52' 41" E	55.97'
K	N 74° 00' 49" W	58.57'	UU	N 33° 09' 06" E	53.44'
L	N 61° 34' 06" W	53.40'	VV	N 20° 21' 24" E	55.29'
M	N 45° 53' 15" W	87.65'	WW	N 08° 42' 57" E	72.36'
N	N 47° 46' 30" W	156.26'	XX	N 07° 13' 11" E	68.36'
O	N 53° 53' 16" W	49.84'	YY	N 27° 48' 19" E	39.05'
P	N 76° 59' 36" W	41.29'	ZZ	N 51° 01' 21" E	72.85'
Q	S 51° 52' 01" W	79.37'	AAA	N 57° 13' 32" E	190.56'
R	S 67° 26' 15" W	47.42'	BBB	N 60° 56' 29" E	111.33'
S	S 83° 56' 43" W	167.21'	CCC	N 68° 43' 20" E	84.29'
T	S 83° 17' 30" W	77.97'	DDD	N 77° 43' 28" E	50.86'
U	S 78° 57' 30" W	59.44'	EEE	N 80° 47' 36" E	77.88'
V	S 78° 57' 30" W	47.17'	FFF	N 82° 51' 34" E	159.18'
W	S 84° 36' 36" W	50.14'	GGG	N 79° 06' 06" E	57.01'
X	N 85° 39' 22" W	111.91'	HHH	N 61° 33' 00" E	42.34'
Y	S 74° 26' 26" W	100.89'	III	N 48° 26' 33" E	22.80'
Z	S 80° 58' 35" W	64.47'	JJJ	N 15° 52' 44" E	54.79'
AA	N 84° 58' 37" W	18.97'	LLL	N 10° 27' 03" W	158.27'
BB	N 84° 58' 37" W	38.08'	MMM	S 53° 14' 07" E	56.99'
CC	N 75° 15' 39" W	99.35'	NNN	N 10° 53' 29" E	63.60'
DD	N 64° 52' 01" W	74.48'	OOO	N 30° 37' 31" E	56.93'
EE	N 50° 04' 36" W	212.22'	PPP	N 44° 13' 13" E	84.60'
FF	N 48° 14' 53" W	82.50'	QQQ	N 53° 22' 46" E	84.78'
HH	N 44° 46' 10" W	36.50'	RRR	N 62° 35' 39" E	129.86'
II	N 44° 46' 10" W	51.56'	SSS		
JJ	N 37° 18' 45" W	105.02'	TTT		

KATHRYN ROSS
48.25 Ac.
DV. 1065 PG. 223

0.944 Ac.
BEING THE SAME
3/4 AC. TRACT IN
DV. 55 PG. 457

Robert W. Havens
V. 1020 P. 512
33.14 Ac.

Eli Elizabeth M. Foster
V. 1028 P. 514
40 Ac.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY A. L. Nantz
12-11-92

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 A
FIELD SURVEY OF THE PREMISES.
Dec 3, 1992
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