

Description of Parcel 14

OFFICE COPY
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 1,055.00 feet to an iron pin set, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning continuing with the west line of Section 8 and the east line of said Detweiler property, North 03°27'31" East a distance of 290.69 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;

thence South 33°27'48" East a distance of 991.62 feet to an iron pin set, passing through an iron pin set at a distance of plus 891.62 feet;

thence South 53°14'07" East a distance of 56.99 feet to a point in the centerline of Township Road No. 135 (Haver Hill Road);

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

- (1) South 10°27'03" East a distance of 158.27 feet to a point;
- (2) thence South 15°52'44" West a distance of 54.79 feet to a point;
- (3) thence South 48°26'33" West a distance of 22.80 feet to a point;

Page 2 of 3

Description of Parcel 14

(4) thence South 61°33'00" West a distance of 42.34 feet to a point;

(5) thence South 79°06'06" West a distance of 57.01 feet to a point;

(6) thence South 82°51'34" West a distance of 159.18 feet to a point;

thence, leaving the road, North 23°46'47" West a distance of 156.00 feet to an iron pin set, passing through an iron pin set at a distance of plus 23.00 feet;

thence North 42°23'22" West a distance of 987.41 feet to the Point of Beginning, passing through an iron pin set at a distance of plus 100.00 feet;

containing 11.732 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 0.454 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.

OFFICE COPY
NOT RECORDABLE

Page 3 of 3
Description of Parcel 14

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 Ross J. Haus, Registered Surveyor No. 6456, based on a new survey of December 11, 1992.

Prior Deed: Deed Volume _____, Page _____.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. J. Nambh
12-11-92

OFFICE COPY
NOT RECORDABLE

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.

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

SURVEY CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAT IS TRUE
AND CORRECT TO THE BEST OF MY KNOWLEDGE
AND THAT IT WAS PREPARED FROM
THE ORIGINAL RECORDS OF THE SURVEY.
Dec 3, 1992
OFFICE COPY
NOT RECORDABLE
J. L. Nantz
Surveyor
1311 N. 20th St.
Columbus, Ohio 43260
614-467-2100

921109-1

