

## Description of Parcel 1

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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 the southwest 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:

Beginning 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  $86^{\circ}12'32''$  East.);

thence, from said Point of Beginning with the west line of Section 8, North  $03^{\circ}39'41''$  East a distance of 495.00 feet to an iron pin set at the southeast corner of a 48.25 acres tract as conveyed to Kathryn Ross by Deed Volume 1065, Page 223 of the Muskingum County Recorder's Office;

thence, leaving the section line, North  $37^{\circ}14'37''$  East a distance of 1,334.59 feet to a point in the centerline of Township Road No. 253 (Morningstar Road), passing through two iron pins set at distances of plus 1,216.59 feet and plus 1,316.59 feet, respectively;

thence, with the centerline of Township Road No. 253, the following four courses:

- (1) South  $50^{\circ}04'30''$  East a distance of 202.22 feet to a point;
- (2) thence South  $64^{\circ}52'01''$  East a distance of 74.48 feet to a point;
- (3) thence South  $75^{\circ}15'39''$  East a distance of 99.35 feet to a point;
- (4) thence South  $84^{\circ}58'37''$  East a distance of 38.08 feet to a point;

thence, leaving the road, South  $27^{\circ}08'47''$  West a distance of 1,571.20 feet to an iron pin set in the south line of Section 8, passing through two iron pins set at distances of plus 16.21 feet and plus 116.21 feet, respectively;

thence, with the section line and the north line of 40 acres tract as conveyed to Elizabeth M. Foster by Deed Volume 1029, Page 514 of the Muskingum County Recorder's Office, North  $86^{\circ}12'32''$  West a distance of 480.00 feet to the Point of Beginning;

containing 20.115 acres, more or less, out of Parcel No. 08-08-70-08-05-000.

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. 253.

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. 253 (Morningstar Road). 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 Township Road No. 253. Containing 0.380 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 John W. Claus, Registered Surveyor No. 6456, based on a new survey of December 3, 1992.

Prior Deed: Deed Volume \_\_\_\_\_, Page \_\_\_\_\_.

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY J L Hamill  
12-11-92

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## DESCRIPTION OF PARCEL NO. 1

REVISED 10-23-02

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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 the southwest 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 a ½" iron pin found 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 south line of Section 8, South 86°12'32" East a distance of 480.00 feet to a ½" iron pin found at the southwest corner of a 23.658 acres tract as conveyed to Mary E. Gaines and Rosalie Richendollar by Official Records Volume 1692, Page 824 of the Muskingum County Recorder's Office;

Thence, with the west line of said Gaines property, North 27°08'47" East a distance of 471.20 feet to a ½" iron pin found, being **THE TRUE POINT OF BEGINNING** for this description;

Thence, from said Point of Beginning, North 28°59'47" West a distance of 646.47 feet to a 5/8" iron pin set, passing through a 5/8" iron pin set at a distance of plus 321.47 feet;

Thence North 37°14'37" East a distance of 758.00 feet to a point in the centerline of Township Road No. 253 (Morning Star Road), passing through two ½" iron pins found at distances of plus 640.00 feet and plus 740.00 feet, respectively;

Thence, with the centerline of Township Road No. 253, the following four courses:

- (1) South 50°04'30" East a distance of 202.22 feet to a point;
- (2) Thence South 64°52'01" East a distance of 74.48 feet to a point;
- (3) Thence South 75°15'39" East a distance of 99.35 feet to a point;
- (4) Thence South 84°58'40" East a distance of 38.08 feet to a point at the northwest corner of the aforementioned Mary E. Gaines property;

Thence, leaving the road with the west line of said Gaines property, South 27°08'47" West a distance of 1,100.00 feet to The Point of Beginning, passing through two ½" iron pins found at distances of plus 16.21 feet and plus 116.21 feet, respectively;

Containing 10.022 acres, more or less, being a new split out of Parcel No. 08-08-70-08-05-006. >

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

Subject to the right-of-way of Township Road No. 253.

Subject to the 100-Year Flood Plain restrictions, if applicable.

Subject to a 40.00 feet wide easement being reserved unto the grantors, their heirs, and or assigns, forever. Said easement being for the purpose of running utilities to other parcels of land on or near Township Road No. 253. 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 Township Road No. 253. Containing 0.380 acre, more or less, of easement.

Subject to the above real estate being sold without an 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 and other debris.

All iron pins found are 1/2" x 30" rebar capped and labeled "Claus 6456".

All iron pins set are 5/8" x 30" rebar capped and 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 South 86°12'32" East.

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

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on an actual field survey of October 23, 2002; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Deed Volume 1155, Page 619

Surveyor: \_\_\_\_\_

Date: \_\_\_\_\_

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NOT RECORDABLE**  
10-23-02



DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY ASD  
10-30-2002

**DESCRIPTION OF PARCEL NO. 17**

REVISED 10-23-02

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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 the southwest 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:

Beginning at a ½" iron pin found 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, from said Point of Beginning and running with the west line of Section 8, North 03°39'41" East a distance of 1,335.00 feet to a ½" iron pin found at the southwest corner of a 6.140 acres tract as conveyed to Rodney Lee Barbour by Deed Volume 1158, Page 443 of the Muskingum County Recorder's Office, passing through five ½" iron pins found at distances of plus 250.00 feet, plus 495.00 feet, plus 741.18 feet, plus 1,007.56 feet, and plus 1,297.56 feet, respectively;

Thence, leaving the section line and running with the south line of said Barbour property, North 45°02'17" East a distance of 694.16 feet to a point in the centerline of Township Road No. 253 (Morning Star Road), passing through two ½" iron pins found at distances of plus 575.16 feet and plus 675.16 feet, respectively;

Thence, with the centerline of Township Road No. 253, the following four courses:

- (1) South 37°18'45" East a distance of 105.02 feet to a point;
- (2) Thence South 44°46'08" East a distance of 51.56 feet to a point;
- (3) Thence, continuing, South 44°46'14" East a distance of 36.50 feet to a point;
- (4) Thence South 48°44'53" East a distance of 182.50 feet to a point;

Thence, leaving the road, South 37°14'37" West a distance of 758.00 feet to a 5/8" iron pin set, passing through two ½" iron pins found at distances of plus 18.00 feet and plus 118.00 feet, respectively;

Thence South 28°59'47" East a distance of 646.47 feet to a 5/8" iron pin set in the west line of a 23.658 acres tract as conveyed to Mary E. Gaines and Rosalie Richendollar by Official Records Volume 1692, Page 824 of the Muskingum County Recorder's Office, passing through a 5/8" iron pin set at a distance of plus 325.00 feet;

Thence, with the west line of said Gaines property, South 27°08'47" West a distance of 471.20 feet to a ½" iron pin found in the south line of Section 8;

Thence, with the south line of Section 8, North 86°12'32" West a distance of 480.00 feet to The Point of Beginning;

Containing 20.123 acres, more or less, of which:

- 10.093 acres are out of Parcel No. 08-08-70-08-05-006 and
- 10.030 acres are out of Parcel No. 08-08-70-08-05-000.

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

Subject to the right-of-way of Township Road No. 253.

Subject to the 100-Year Flood Plain restrictions, if applicable.

Subject to a 40.00 feet wide easement being reserved unto the grantors, their heirs, and or assigns, forever. Said easement being for the purpose of running utilities to other parcels of land on or near Township Road No. 253. 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 Township Road No. 253. Containing 0.345 acre, more or less, of easement.

Subject to the above real estate being sold without an 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 and other debris.

All iron pins found are 1/2" x 30" rebar capped and labeled "Claus 6456".

All iron pins set are 5/8" x 30" rebar capped and 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 South 86°12'32" East.

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

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on an actual field survey of October 23, 2002; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Deed Volume 1155, Page 619

Surveyor: \_\_\_\_\_

Date: \_\_\_\_\_

**OFFICE COPY  
NOT RECORDABLE**  
24-02



DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY [Signature]  
10-30-2002



# 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  
13.71 Ac.

Paul Swingle  
V. 675 P. 134  
71.21 Ac.

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY *J. L. Nangle*  
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 SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION.

Dec 3, 1992 *J. L. Nangle*  
J. L. Nangle, P.E. 0468  
13111th Ave  
Cincinnati, Ohio 45244  
Tel 513-2108

