

Description of Parcel 10

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Situated in the State of Ohio, County of Muskingum, Township of Brush Creek, being in the west half 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 $86^{\circ}12'32''$ East.);

thence, with the south line of Section 8 and the north line of a 40 acres tract as conveyed to Elizabeth M. Foster by Deed Volume 1029, Page 514 of the Muskingum County Recorder's Office, South $86^{\circ}12'32''$ East a distance of 1,285.61 feet to an iron pin set at the southeast corner of the west half of the southwest quarter of Section 8;

thence, with the quarter-quarter section line, North $03^{\circ}34'17''$ East a distance of 2,422.80 feet to an iron pin set;

thence, leaving the quarter-quarter section line, North $85^{\circ}16'01''$ West a distance of 595.00 feet to an iron pin set, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning, South $58^{\circ}29'56''$ West a distance of 461.06 feet to a point in the centerline of Township Road No. 253 (Morningstar Road), passing through two iron pins set at distances of plus 332.06 feet and plus 432.06 feet, respectively;

thence, with the centerline of Township Road No. 253, North $46^{\circ}11'44''$ West a distance of 211.05 feet to a point in the centerline intersection with Township Road No. 135 (Haver Hill Road);

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

- (1) North $52^{\circ}23'01''$ East a distance of 30.53 feet to a point;
- (2) thence North $44^{\circ}52'41''$ East a distance of 55.97 feet to a point;
- (3) thence North $33^{\circ}09'06''$ East a distance of 53.44 feet to a point;
- (4) thence North $20^{\circ}20'24''$ East a distance of 55.29 feet to a point;
- (5) thence North $08^{\circ}42'57''$ East a distance of 72.36 feet to a point;
- (6) thence North $07^{\circ}13'11''$ East a distance of 68.36 feet to a point;

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- (7) thence North 27°48'19" East a distance of 39.5 feet to a point;
- (8) thence North 51°01'21" East a distance of 72.8 feet to a point on the north line of the southwest quarter of Section 8;
- (9) thence North 57°13'32" East a distance of 190.56 feet to a point;
- (10) thence North 60°56'29" East a distance of 111.33 feet to a point;
- (11) thence North 68°43'28" East a distance of 84.29 feet to a point;

thence, leaving the road, South 00°20'46" East a distance of 467.59 feet to the Point of Beginning, passing over the north line of southwest quarter of Section 8 at a distance of plus 218.58 feet and passing through two iron pins set at distances of plus 16.00 feet and plus 116.00 feet, respectively;

containing 5.028 acres, more or less, of which:

- 4.115 acres are out of Parcel No. 08-08-70-08-05-000 in the southwest quarter of Section 8 and
- 0.913 acres are out of Parcel No. 08-08-70-08-03-000 in the northwest quarter of Section 8.

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 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. 253 (Morningstar 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. 253. Containing 0.194 acres, more or less, of easement.

Subject to another 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 a north-south direction across the west end of the above described property with the west line of said easement being the centerline of Township Road No. 135. Containing 0.766 acres, more or less, of easement.

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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 Robert 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. Namble
12-11-92

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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.

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	73.24'	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" E	211.05'
G	N 02° 13' 26" E	129.82'	QQ	N 76° 31' 28" E	113.39'
H	N 67° 56' 59" E	445.56'	RR	N 69° 52' 15" E	44.52'
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	53.97'
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° 20' 24" E	53.29'
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		
R	S 47° 26' 15" W	47.72'	BBB	N 57° 13' 32" E	190.56'
S	S 83° 36' 73" W	167.21'	CCC	N 60° 56' 29" E	111.33'
T	S 83° 17' 30" W	77.97'	DDD	N 68° 43' 20" E	84.29'
U	S 78° 57' 30" W	59.44'	EEE	N 77° 43' 28" E	50.86'
V	S 78° 57' 30" W	74.17'	FFF	N 80° 47' 36" E	77.88'
W	S 84° 36' 36" W	50.14'	G GG	N 82° 51' 34" E	159.18'
X	N 85° 39' 22" W	111.91'	HHH	N 79° 06' 06" E	57.01'
Y	S 74° 26' 26" W	100.89'	I II	N 61° 33' 00" E	42.34'
Z	S 80° 58' 35" W	69.47'	J JJ	N 48° 26' 33" E	22.80'
AA	N 84° 58' 37" W	18.97'	K KK	N 15° 52' 44" E	54.79'
BB	N 84° 58' 37" W	38.08'	LLL	N 10° 27' 03" W	158.27'
CC	N 75° 15' 39" W	99.35'	MMM	S 53° 17' 07" E	56.99'
DD	N 69° 52' 01" W	74.48'	NNN	N 10° 43' 29" E	63.60'
EE			OOO	N 40° 37' 31" E	56.93'
FF	N 50° 04' 36" W	203.22'	PPP	N 44° 13' 13" E	84.60'
GG	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 BOSS
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. 572
33.14 Ac.

Elizabeth M. Fowler V. 1029 P. 514 40 Ac.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J L Nambel
12-11-92

SURVEYOR'S CERTIFICATION

CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF HAS BEEN PREPARED FROM A SUFFICIENTLY ACCURATE SURVEY.

Dec 3, 1992 *[Signature]*

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**FEDERAL BUREAU OF INVESTIGATION
U.S. DEPARTMENT OF JUSTICE**

WASHINGTON, D.C. 20535
San Jose, Ohio 43784
TELEPHONE 603-2168

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Dec 3, 1992

THIS PLAT IS TRUE
BEST OF MY KNOWLEDGE
MADE FROM NATURAL
PHENOMENA

James

James M. Williams, R.S. 0468
1314 N. 17th St
Lexington, Ohio 43764
Tel 614 537-2108

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