

Description of Parcel 4

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NOT RECORDABLE

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek, being in the east half of the southwest quarter of Section 8, Range 13 West, Township 10 North, of "The Congress Land 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 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°12'32" East a distance of 1,944.90 feet to an iron pin set, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning leaving the section line, North 01°46'52" East a distance of 1,641.89 feet to a point in the centerline of Township Road No. 253 (Morningstar Road), passing through two iron pins set at distances of plus 1,501.89 feet and plus 1,601.89 feet, respectively;

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

- (1) South 76°59'36" East a distance of 41.29 feet to a point;
- (2) thence South 53°53'16" East a distance of 49.84 feet to a point;
- (3) thence South 47°46'30" East a distance of 156.26 feet to a point;
- (4) thence South 45°53'15" East a distance of 87.65 feet to a point;
- (5) thence South 61°34'06" East a distance of 53.40 feet to a point;
- (6) thence South 74°00'49" East a distance of 58.57 feet to a point;
- (7) thence South 80°05'15" East a distance of 126.19 feet to a point;
- (8) thence South 60°23'35" East a distance of 77.75 feet to a point;
- (9) thence South 67°56'59" East a distance of 115.58 feet to a point in the east line of the southwest quarter of Section 8;

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thence, leaving the road with the quarter section line and the west line of a 77.21 acres tract as conveyed to Paul Swingle by Deed Volume 675, Page 134 of the Muskingum County Recorder's Office, South 03°15'19" West a distance of 1,335.67 feet to an iron pin set at the southeast corner of the southwest quarter of Section 8, passing through an iron pin set at a distance of plus 18.00 feet;

thence, with the section line and the north line of 21 acres tract as conveyed to Dale L. Swingle by Deed Volume 747, Page 268 of the Muskingum County Recorder's Office, North 86°12'32" West a distance of 638.00 feet to the Point of Beginning;

containing 22.052 acres, more or less, out of Parcel No. 08-08-70-08-06-000.

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 0.704 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 J. 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. W. Claus
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 6466."
- = 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 JL Naimel
12-11-92

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAT IS TRUE
AND CORRECT TO THE BEST OF MY KNOWLEDGE
AND BELIEF, WAS PREPARED FROM A
TRUSTED SOURCE, AND ACCORDING TO
THE BEST OF MY KNOWLEDGE AND BELIEF.

Dec 3, 1992 *Thomas J. [Signature]*
Thomas J. [Name]
Surveyor, P.S. #408
1110 N. 20th St.
Cincinnati, Ohio 45204
603-637-2100

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