

DEED DESCRIPTION

89.697 ACRES {split}

**BRUNER LAND COMPANY** PROPERTY {part}  
AUDITOR'S PARCEL # 08-80-03-19-001 {part}  
AUDITOR'S PARCEL # 08-80-03-18-000 {entire}  
AUDITOR'S PARCEL # 08-80-03-17-000 {entire}

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION #3, TOWNSHIP 10 NORTH, RANGE 13 WEST, CONGRESS LANDS, BRUSH CREEK TOWNSHIP, MUSKINGUM COUNTY, OHIO [ALSO BEING A PART OF THE **BRUNER LAND COMPANY** PROPERTY OF OFFICIAL RECORD BOOK 2427, PAGE 145 OF THE MUSKINGUM COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[ THE FOLLOWING 89.697 ACRES PARCEL TO BE DESCRIBED IS BOUNDED ON THE NORTH BY THE PROPERTIES OF DAVID SWINGLE OF OFFICIAL RECORD BOOK 2356, PAGE 858 AND BY THE PROPERTY OF RIDGETOP CAPITAL II LP OF OFFICIAL RECORD BOOK 2372, PAGE 289, BOUNDED ON THE EAST BY THE PROPERTIES OF PHILLIP L. and TIMOTHY R. VAUGHN OF OFFICIAL RECORD BOOK 1052, PAGE 311 AND BY GEORGE R. COTTRELL OF OFFICIAL RECORD BOOK 2193, PAGE 468, BOUNDED ON THE SOUTH BY THE PROPERTIES OF DORMA MILLS OF OFFICIAL RECORD BOOK 2261, PAGE 543, BY DIANE M. MANZO OF OFFICIAL RECORD BOOK 2397, PAGE 485, BY DAVID B. and JODI A. PARRETT OF OFFICIAL RECORD BOOK 1763, PAGE 12 AND BY WILLIAM E. and CAROL SUE PARRETT OF OFFICIAL RECORD BOOK 2131, PAGE 176 AND BOUNDED ON THE WEST BY THE AFORESAID "**BRUNER LAND COMPANY**" PROPERTY, ALL OF THE MUSKINGUM COUNTY RECORDER ]

**BEGINNING** AT AN EXISTING IRON PIN {CAPPED "HARKNESS" } MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION #3 OF BRUSH CREEK TOWNSHIP [ALSO BEING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION #2 OF HARRISON TOWNSHIP AND BEING THE NORTHWEST CORNER OF THE AFORESAID "VAUGHN" PROPERTY];

THENCE S 2° 52' 09" W 2690.29 FEET, IN THE EAST LINE OF SECTION #3, IN THE AFORESAID "BRUSH CREEK TOWNSHIP" and "HARRISON TOWNSHIP" BOUNDARY LINE AND IN THE WESTERLY BOUNDARIES, RESPECTIVELY, OF THE AFORESAID "VAUGHN" PROPERTY AND THE AFORESAID "COTTRELL" PROPERTY, TO AN EXISTING IRON PIN {CAPPED "FORSHEY 6999" } MARKING THE SOUTHEAST CORNER OF SECTION #3 AND THE SOUTHWEST CORNER OF SAID "COTTRELL" PROPERTY [ "EXISTING IRON PIN" IS A COMMON CORNER BETWEEN SECTION 3 AND SECTION 10 OF "BRUSH CREEK TOWNSHIP" AND SECTIONS 2 and 11 OF "HARRISON TOWNSHIP" ], PASSING IRON PINS SET AT 2224.47 FEET AND 2289.47 FEET, PASSING THROUGH THE CENTER OF MOODY HOLLOW ROAD AT 2254.47 FEET;

THENCE, LEAVING SAID "COTTRELL" PROPERTY, N 87° 16' 38" W 214.82 FEET, IN THE SOUTH LINE OF SECTION #3 AND IN THE NORTH BOUNDARY OF THE AFORESAID "DORMA MILLS" PROPERTY, TO AN EXISTING IRON PIN {CAPPED "FORSHEY 6999" } IN THE SOUTHEAST CORNER OF THE AFORESAID "DIANE M. MANZO" PROPERTY;

THENCE, LEAVING THE SOUTH LINE OF SECTION #3 AND SAID "MILLS" PROPERTY, N 2° 18' 16" E 495.36 FEET, IN THE AFORESAID "MANZO" BOUNDARY, TO A POINT IN, GRAVEL SURFACED, MOODY HOLLOW ROAD [A.K.A. TOWNSHIP ROAD #138] MARKING THE NORTHEAST CORNER OF SAID "MANZO" PROPERTY, PASSING AN EXISTING IRON PIN {CAPPED "ERD 7142" } AT 475.17 FEET;

THENCE THE FOLLOWING SIX [6] COURSES ARE TO POINTS IN "MOODY HOLLOW ROAD" AND ARE IN THE NORTH BOUNDARY OF SAID "MANZO" PROPERTY:

COURSE #1 = N 63° 59' 57" W 212.83 FEET;

COURSE #2 = N 60° 23' 47" W 240.33 FEET;

COURSE #3 = N 51° 30' 46" W 249.96 FEET;

COURSE #4 = N 55° 41' 18" W 171.99 FEET;

COURSE #5 = N 68° 25' 55" W 104.10 FEET;

COURSE #6 = N 81° 32' 31" W 99.31 FEET;

THENCE, LEAVING "MOODY HOLLOW ROAD", N 85° 13' 30" W 163.50 FEET, IN SAID "MANZO" NORTHERLY BOUNDARY, TO AN IRON PIN SET { AN EXISTING IRON PIN, WITH A PLASTIC IDENTIFICATION CAP MARKED E. R. DONAKER, BEARS N 85° 13' 30" W 3.44 FEET } IN THE EAST BOUNDARY OF THE AFORESAID "DAVID B. and JODIA. PARRETT" PROPERTY, PASSING AN IRON PIN SET AT 106.50 FEET;

THENCE, LEAVING SAID "MANZO" PROPERTY, N 3° 43' 00" E 370.09 FEET TO AN IRON PIN SET MARKING THE NORTHEAST CORNER OF SAID "DAVID B. and JODIA. PARRETT" PROPERTY, PASSING THROUGH THE, APPROXIMATE, CENTER OF "MOODY HOLLOW ROAD" AT 33.4' + - FEET AND PASSING AN EXISTING IRON PIN {CAPPED "HARKNESS" } AT 73.83 FEET;

THENCE N 87° 23' 41" W 797.89 FEET, IN THE NORTHERLY BOUNDARY OF SAID "DAVID B. and JODIA. PARRETT" PROPERTY, TO AN EXISTING IRON PIN {CAPPED "HARKNESS" } MARKING THE SOUTHEAST CORNER OF THE AFORESAID "WILLIAM E. and CAROL SUE PARRETT" PROPERTY;

THENCE, LEAVING SAID "DAVID B. and JODIA. PARRETT" PROPERTY, N 2° 36' 32" E 173.74 FEET TO AN EXISTING IRON PIN {CAPPED "HARKNESS" } MARKING THE NORTHEAST CORNER OF SAID "WILLIAM E. and CAROL SUE PARRETT" PROPERTY, PASSING AN EXISTING IRON PIN {CAPPED "HARKNESS" } AT 123.74 FEET;

THENCE N 69° 03' 38" W 100.00 FEET, IN THE NORTHERLY BOUNDARY OF SAID "WILLIAM E. and CAROL SUE PARRETT" PROPERTY, TO AN IRON PIN SET, PASSING AN EXISTING IRON PIN {CAPPED "HARKNESS" } AT 70.08 FEET;

THENCE, LEAVING SAID "WILLIAM E. and CAROL SUE PARRETT" PROPERTY, N 4° 13' 52" E 1153.03 FEET, WITH A NEW LINE THROUGH A PORTION OF THIS, SUBJECT, "BRUNER LAND COMPANY" PROPERTY, TO AN IRON PIN SET IN THE MID LINE {east & west} OF SECTION #3 AND IN THE SOUTH BOUNDARY OF THE AFORESAID "DAVID SWINGLE" PROPERTY, PASSING AN IRON PIN SET AT 943.27 FEET;

THENCE S 87° 01' 53" E 2201.70 FEET, IN THE MID LINE {east & west} OF SECTION #3 AND IN THE SOUTH BOUNDARIES, RESPECTIVELY, OF THE AFORESAID "SWINGLE" PROPERTY AND THE AFORESAID "RIDGETOP CAPITAL II LP." PROPERTY, TO AN "EXISTING IRON PIN" AND THE "PLACE OF BEGINNING" OF THIS, SUBJECT, 89.697 ACRES PARCEL, PASSING AN EXISTING IRON PIN {CAPPED "HARKNESS" } AT 886.34 FEET { THE SOUTHEAST CORNER OF SAID "DAVID SWINGLE" PROPERTY }.

THE PARCEL AS DESCRIBED CONTAINS 89.697 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, ALL RESTRICTIONS AND EASEMENTS OF RECORD. IN THE ABOVE DESCRIBED "89.697 ACRES" PARCEL THERE ARE 68.351 ACRES OUT OF AUDITOR'S PARCEL #08-80-03-19-001, 6.844 ACRES OUT OF AUDITOR'S PARCEL #08-80-03-18-000 AND 14.502 ACRES OUT OF AUDITOR'S PARCEL #08-80-03-17-000.

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE MID-LINE {east & west} OF SECTION #3 AS BEING S 87° 01' 53" E. ie ALL BEARINGS DESCRIBED HEREIN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

THE ABOVE DESCRIPTION IS BASED ON A FIELD SURVEY MADE BY A & E SURVEYING ON OCTOBER 26, 2012. SEE PLAT ATTACHED.

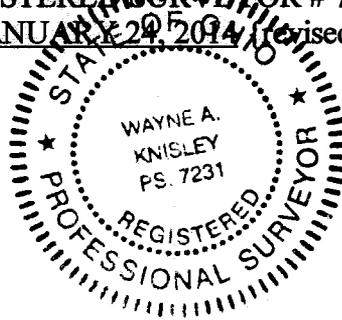
ALL IRON PINS SET ARE 5/8 INCH BY 30 INCH STEEL ROD WITH PLASTIC IDENTIFICATION CAPS MARKED KNISLEY 7231.

THE RIGHT OF WAY WIDTH OF MOODY HOLLOW ROAD IS 40.00 FEET, PER ABUTTING SURVEYS IN THIS, SUBJECT, GEOGRAPHIC LOCATION.

A & E SURVEYING  
P. O. BOX 420  
SOMERSET, OHIO 43783  
PHONE: (740) 743 - 2201 FAX: 743 - 2498 CELL: (740) 605-0002

**OFFICE COPY  
NOT RECORDABLE**

OHIO REGISTERED SURVEYOR # 7231  
DATE: JANUARY 29, 2014 (revised)



**APPROVED**  
**MUSKINGUM COUNTY**  
**PLANNING COMMISSION DIRECTOR**

1/30/14  
Date

Fee Paid

**DESCRIPTION**  
**APPROVED**  
By: [Signature] 1/28/14

08-80-03-19-002 C

DESCRIPTION  
APPROVED  
By: *[Signature]*

**PLAT - OF - SURVEY**

BEING A PART OF THE SOUTH HALF OF SECTION #3, TOWNSHIP 10, RANGE 13, CONGRESS LANDS, BRUSH CREEK TOWNSHIP, MUSKINGUM COUNTY, OHIO. ALSO BEING THE PROPERTY OF THE BRUNER LAND COMPANY OF OFFICIAL RECORD BOOK 2427, PAGE 145 OF THE MUSKINGUM COUNTY RECORDER.

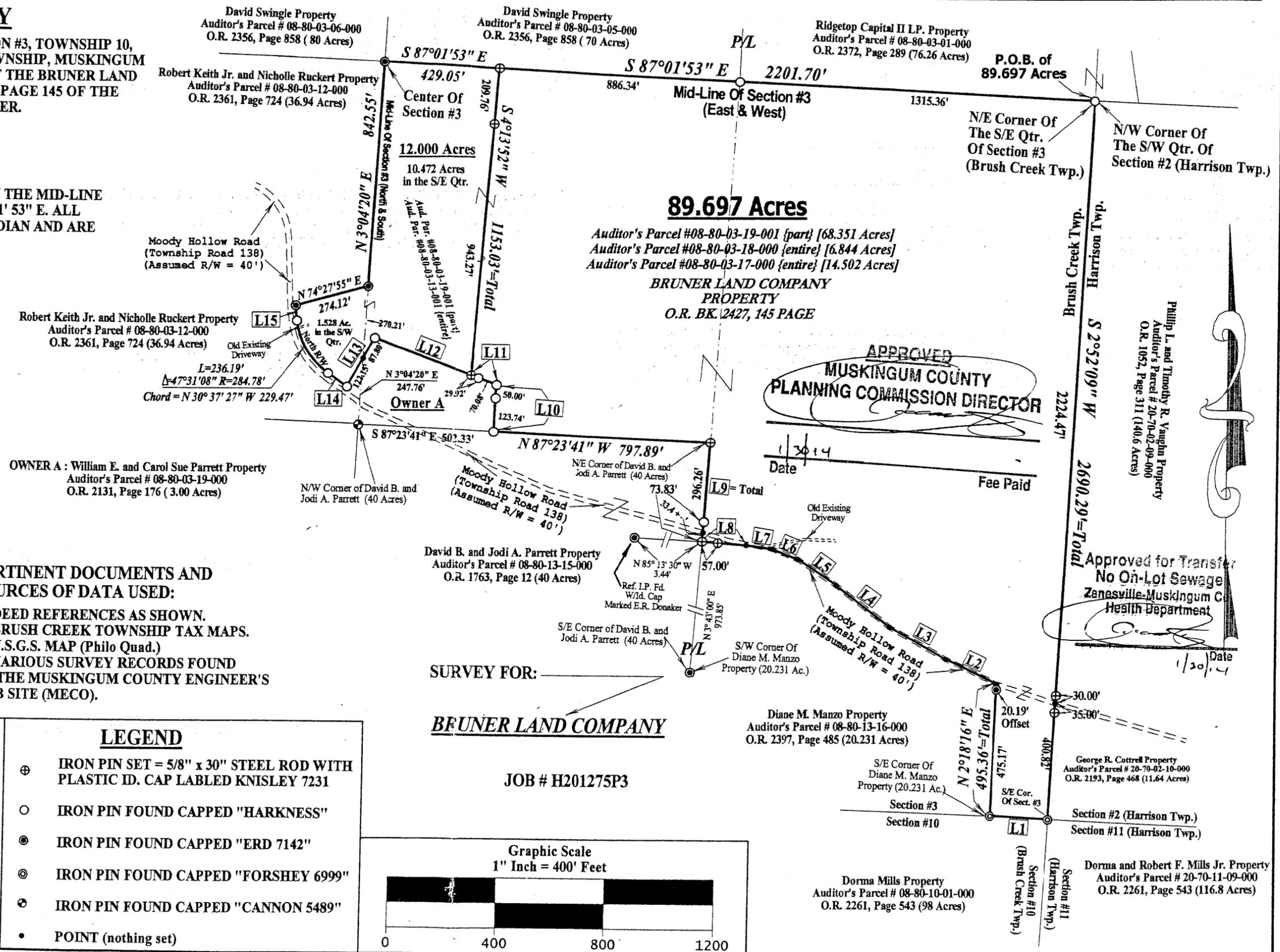
**BASIS - OF - BEARINGS**

ALL BEARINGS SHOWN HEREON ARE BASED ON THE MID-LINE (East & West) OF SECTION #3 AS BEING S 87° 01' 53" E. ALL BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

NOTES:  
1 - THIS PLAT IS A DERIVATIVE OF A FIELD SURVEY MADE BY OR UNDER THE DIRECT SUPERVISION OF WAYNE A. KNISLEY, OHIO P.S. #7231, AS OF THE DATE SHOWN.  
2 - THIS PROPERTY IS SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.  
3 - ALL DISTANCES ARE MEASURED UNLESS OTHERWISE SHOWN.

Id	Bearing	Distance
L1	N 87°16'38" W	214.82'
L2	N 63°59'57" W	212.83'
L3	N 60°23'47" W	240.33'
L4	N 51°30'46" W	249.96'
L5	N 55°41'18" W	171.99'
L6	N 68°25'55" W	104.10'
L7	N 81°32'31" W	99.31'
L8	N 85°13'30" W	163.50'
L9	N 3°43'00" E	370.09'
L10	N 2°36'32" E	173.74'
L11	N 69°03'38" W	100.00'
L12	N 69°03'39" W	387.36'
L13	S 28°01'55" W	209.95'
L14	N 54°23'49" W	86.32'
L15	N 5°11'34" W	56.74'

**PERTINENT DOCUMENTS AND SOURCES OF DATA USED:**  
1 - DEED REFERENCES AS SHOWN.  
2 - BRUSH CREEK TOWNSHIP TAX MAPS.  
3 - U.S.G.S. MAP (Philo Quad.)  
4 - VARIOUS SURVEY RECORDS FOUND ON THE MUSKINGUM COUNTY ENGINEER'S WEB SITE (MECO).



APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

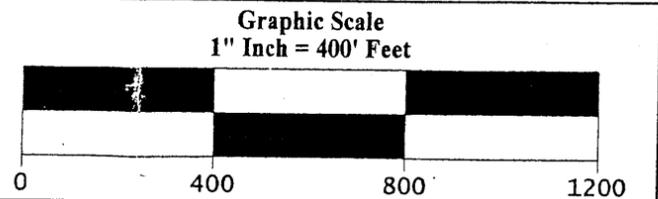
Date: 1/20/14  
Fee Paid

Approved for Transfer  
No On-Lot Sewage  
Zanesville-Muskingum C  
Health Department

SURVEY FOR:

**BRUNER LAND COMPANY**

JOB # H201275P3



**A & E**  
P.O. BOX 420  
SOMERSET, OHIO 43783  
PH: (740) 743-2201 Fax: 743-2498  
Cell: (740) 605-0002  
**OFFICE COPY**  
WAYNE A. KNISLEY  
OHIO P.S. # 7231  
DATE: JANUARY 24, 2014 {revised}

- LEGEND**
- ⊕ IRON PIN SET = 5/8" x 30" STEEL ROD WITH PLASTIC ID. CAP LABELED KNISLEY 7231
  - IRON PIN FOUND CAPPED "HARKNESS"
  - ⊙ IRON PIN FOUND CAPPED "ERD 7142"
  - ⊗ IRON PIN FOUND CAPPED "FORSHEY 6999"
  - ⊖ IRON PIN FOUND CAPPED "CANNON 5489"
  - POINT (nothing set)

1000  
1000

1000

# Know all Men by these Presents

That Roger L. Knuchel and Carol J. Knuchel, husband and wife,

of Muskingum County, State of Ohio, for valuable consideration paid, grant

with general warranty covenants, to Gary Hipp and Sue Hipp, husband and wife, and Charles F. Mancuso and Gail A. Mancuso, husband and wife,

whose tax mailing address is Millersburg, Ohio

the following real property:

Situated in Brush Creek Township, Muskingum County, Ohio and being a part of the southeast quarter of the southeast quarter of Section 3, Township 10, Range 13, bounded and described as follows:

Beginning at an iron pin marking the northeast corner of the southeast quarter of the southeast quarter of Section 3, Brush Creek Township; thence N 89°53'33" W, 214.72' along the quarter section line to an iron pin representing the true place of beginning for the tract intended herein to be described; thence S 0°00'02" E, 855.71' to the center of Brush Creek Township Road No. 138, having passed through an iron pin at 835.71'; thence following the centerline of said township road the following seven courses: N 66°18'15" W, 212.83'; thence N 62°42'04" W, 240.33'; thence N 53°49'04" W, 249.96'; thence N 57°59'36" W, 171.99'; thence N 70°44'13" W, 104.10'; thence N 83°50'49" W, 99.31'; thence N 87°16'33" W, 166.50' to the west line of the southeast quarter of the southeast quarter of Section 3; thence leaving said road N 1°15'01" E, 370.50' along west line of said quarter section to an iron pin on the northwest corner of the southeast quarter of the southeast quarter of Section 3; thence along the north line of said quarter section S 89°53'33" E, 1111.28' to the point of beginning, containing 14.611 acres more or less, subject to all legal easement and rights-of way.

This description written by Phillip C. Forshner, A.S. 6999. Any alterations to this description relieve the named parties of all liability. Prior deed reference Volume 650, page 252 in Muskingum County Deed Records. Auditor's parcel no. 08-08-80-03-17

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NOT RECORDABLE

\* \* \* \* \*

END OF DESCRIPTION

DESCRIPTION APPROVED  
for Auditor's transfer  
By 17 Hankel  
3-16-87

Parcel #  
08-8003-17-50

SIMPSON COAL & CHEM CO  
736-66

NE CORNER OF THE S E  
ST OF THE SE 1/4 OF  
SECTION 3, BRUSH CR TWP

R & C KNUCHEL  
VOL 650  
PAGE 252  
14.611 AC

O GREEN  
692-316

HARRISON TWP  
SECTION 2

A R BROWN  
945-124

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NOT RECORDABLE

SECTION 10

DESCRIPTION APPROVED  
for Auditor's transfer

By *J. Y. Humber*  
3-10-87

PHILIP C. FOSKEY, 6099  
2850 PUCK DRIVE  
ZANESVILLE, OHIO 43701

SCALE 1" = 200'  
DRAWN BY *J. Y. Humber*  
DATE 3-27-87  
BASIS OF BEARINGS FORMER DEED

LEGEND  
○ IRON PIN SET  
● IRON PIN FOUND