

DEED DESCRIPTION
12.000 ACRES {split}
BRUNER LAND COMPANY PROPERTY {part}
AUDITOR'S PARCEL # 08-80-03-19-001 {part}
AUDITOR'S PARCEL # 08-80-03-13-001 {entire}

BEING A PART OF THE SOUTH HALF 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 12.000 ACRES PARCEL TO BE DESCRIBED IS BOUNDED ON THE NORTH BY THE DAVID SWINGLE PROPERTY OF OFFICIAL RECORD BOOK 2356, PAGE 858, BOUNDED ON THE EAST BY THE AFORESAID "**BRUNER LAND COMPANY**" PROPERTY, BOUNDED ON THE SOUTH BY THE PROPERTIES OF WILLIAM E. and CAROL SUE PARRETT OF OFFICIAL RECORD BOOK 2131, PAGE 176 AND BY ROBERT KEITH RUCKERT, Jr. and NICHOLLE RUCKERT OF OFFICIAL RECORD BOOK 2361, PAGE 724 AND IS BOUNDED ON THE WEST BY THE AFORESAID "**ROBERT KEITH RUCKERT, Jr. and NICHOLLE RUCKERT**" PROPERTY, ALL OF THE MUSKINGUM COUNTY RECORDER]

BEGINNING AT AN EXISTING IRON PIN {CAPPED "ERD 7142"} MARKING THE CENTER OF SECTION #3 OF BRUSH CREEK TOWNSHIP [ALSO BEING THE NORTHEAST CORNER OF THE AFORESAID "**RUCKERT**" PROPERTY AND BEING IN THE SOUTH BOUNDARY OF THE AFORESAID "**SWINGLE**" PROPERTY];

THENCE, LEAVING SAID "**RUCKERT**" PROPERTY, S 87° 01' 53" E 429.05 FEET, IN THE MID LINE {east & west} OF SECTION #3 AND IN THE SOUTH BOUNDARY OF THE AFORESAID "**SWINGLE**" PROPERTY, TO AN IRON PIN SET;

THENCE, LEAVING THE MID LINE {east & west} OF SECTION #3 AND SAID "**SWINGLE**" PROPERTY, S 4° 13' 52" W 1153.03 FEET, WITH A NEW LINE THROUGH A PORTION OF THIS, SUBJECT, "**BRUNER LAND COMPANY**" PROPERTY, TO AN IRON PIN SET IN THE NORTH BOUNDARY OF THE AFORESAID "WILLIAM E. and CAROL SUE PARRETT" PROPERTY, PASSING AN IRON PIN SET AT 209.76 FEET;

THENCE N 69° 03' 39" W 387.36 FEET TO AN EXISTING IRON PIN {CAPPED "HARKNESS"} MARKING THE NORTHWEST CORNER OF SAID "PARRETT" PROPERTY;

THENCE S 28° 01' 55" W 209.95 FEET TO AN EXISTING IRON PIN {CAPPED "HARKNESS"} IN THE NORTHERLY RIGHT OF WAY LINE OF, 40.00 FEET WIDE, MOODY HOLLOW ROAD [A.K.A. TOWNSHIP ROAD #138], PASSING THROUGH THE MID LINE {north & south} OF SECTION #3 AT 87.80 FEET;

THENCE, LEAVING SAID "PARRETT" PROPERTY, THE FOLLOWING THREE [3] COURSES ARE IN SAID "NORTHERLY RIGHT OF WAY LINE" OF "MOODY HOLLOW ROAD" AND BEING THE COMMON BOUNDARY LINE BETWEEN THE AFORESAID "**RUCKERT**" PROPERTY AND THE, SUBJECT, "**BRUNER LAND COMPANY**" PROPERTY:

COURSE #1 = N 54° 23' 49" W 86.32 FEET TO AN EXISTING IRON PIN {CAPPED "HARKNESS"};

COURSE #2 = 236.19 FEET ON A CURVE TO THE RIGHT, WITH A RADIUS OF 284.78 FEET AND WITH A CHORD OF WHICH BEARS N 30° 37' 27" W 229.47 FEET TO AN EXISTING IRON PIN {CAPPED "HARKNESS"};

COURSE #3 = N 5° 11' 34" W 56.74 FEET TO AN EXISTING IRON PIN {CAPPED "ERD 7142"};

THENCE, LEAVING SAID "MOODY HOLLOW ROAD", N 74° 27' 55" E 274.12 FEET, IN SAID "RUCKERT" and "BRUNER LAND COMPANY", COMMON, BOUNDARY, TO AN EXISTING IRON PIN {CAPPED "ERD 7142" } IN THE MID LINE {north & south} OF SECTION #3;

THENCE N 3° 04' 20" E 842.55 FEET, IN THE MID LINE {north & south} OF SECTION #3 AND IN THE AFORESAID "RUCKERT" and "BRUNER LAND COMPANY", COMMON, BOUNDARY, TO AN "EXISTING IRON PIN" {CAPPED "ERD 7142" } MARKING THE CENTER OF SECTION #3 AND THE "PLACE OF BEGINNING" OF THIS, SUBJECT, 12.000 ACRES PARCEL.

THE PARCEL AS DESCRIBED CONTAINS 12.000 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, ALL RESTRICTIONS AND EASEMENTS OF RECORD. IN THE ABOVE DESCRIBED 12.000 ACRES PARCEL THERE ARE 10.472 ACRES IN THE SOUTHEAST QUARTER OF SECTION #3 AND 1.528 ACRES IN THE SOUTHWEST QUARTER OF SECTION #3.

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
WAYNE A. KNISLEY
OHIO REGISTERED SURVEYOR # 7231
DATE: OCTOBER 26, 2012

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

1/24/14
Date Fee Paid



DESCRIPTION
APPROVED
By:  1/23/2014

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 A & E SURVEYING AS OF THE DATE SHOWN.
- 2 - THIS PROPERTY IS SUBJECT TO ALL LEGAL ROADWAYS 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:

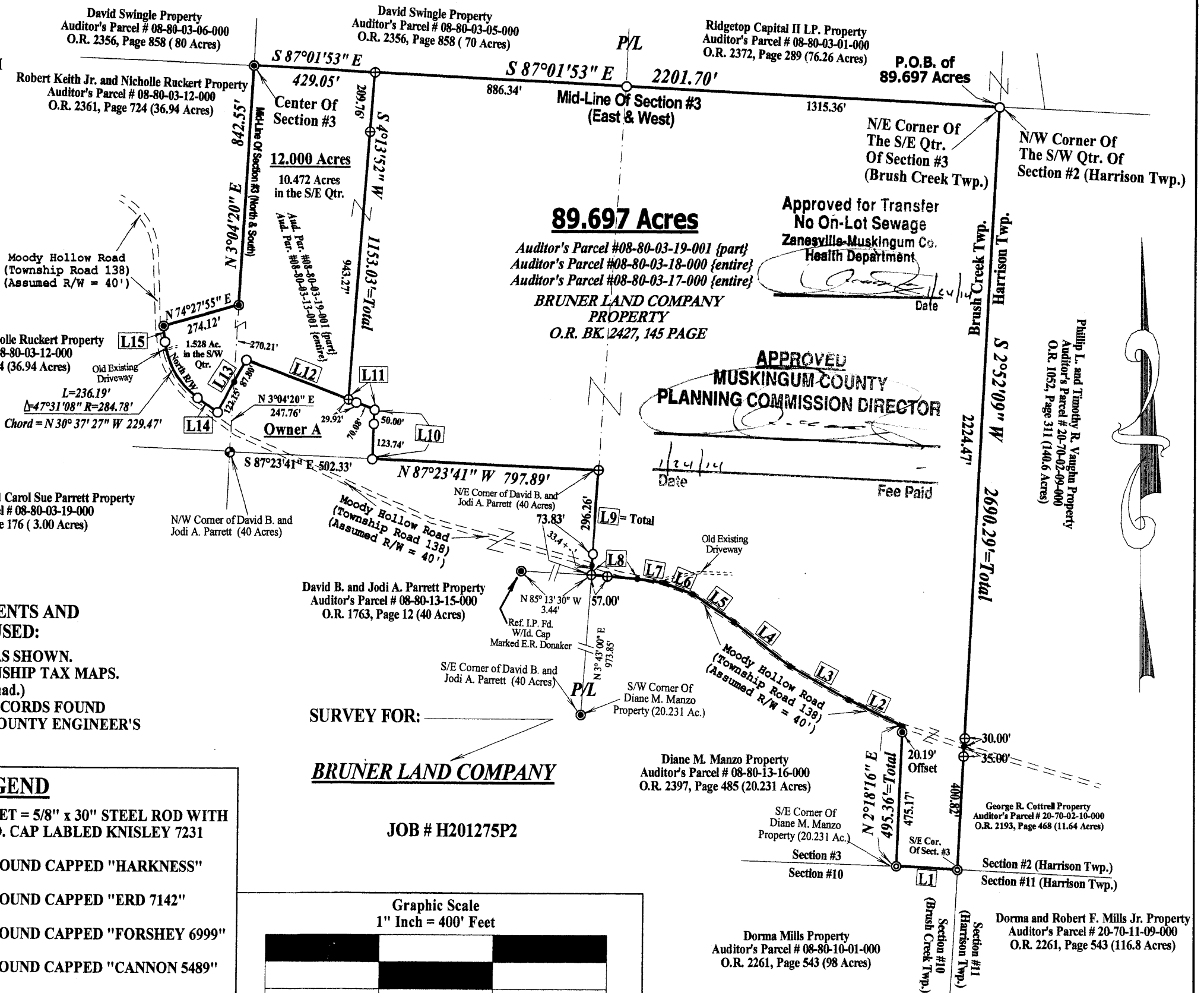
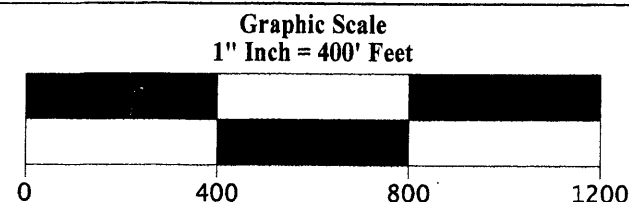
- 1 - DEED REFERENCES AS SHOWN.
- 2 - BRUSH CREEK TOWNSHIP TAX MAPS.
- 3 - U.S.G.S. MAP (Philo Quad.)
- 4 - VARIOUS SURVEY RECORDS FOUND ON THE MUSKINGUM COUNTY ENGINEER'S WEB SITE (MECO).

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)

SURVEY FOR:

JOB # H201275P2



Philip L. and Timothy R. Vaughn Property
Auditor's Parcel # 20-70-02-09-000
O.R. 1052, Page 311 (140.6 Acres)

A & E SURVEYING
P.O. BOX 420
SOMERSET, OHIO 43783
PH: (740) 743-2201 Fax: 743-2498
WAYNE A. KNISLEY
OHIO P.S. # 7231
DATE: OCTOBER 26, 2012