

DESCRIPTION OF 46.614 ACRES

Revised 11-05-07

Situated in the State of Ohio, County of Muskingum, Township of Clay, being part in the southeast quarter of Section 2 and part in the northeast quarter of Section 11, Range 14 West, Township 14 North, of "The Congress Lands East of the Scioto River", and being bounded and described as follows:

Commencing for reference at a point at the northeast corner of Section 11 (Note: Reference bearing on the north line of Section 11 and the south line of Section 2 used as South 89°56'03" West.);

Thence, with said section line, South 89°56'03" West a distance of 554.61 feet to an iron pin set in the west line of a 5.000 acres tract as conveyed to Terry L. and Joann E. Ihinger by Official Records Volume 1886, Page 94 of the Muskingum County Recorder's Office, being **THE TRUE POINT OF BEGINNING** for this description;

Thence, from said Point of Beginning and running with the west line of said Ihinger tract, South 14°24'24" West a distance of 228.56 feet to an iron pin set at the northwest corner of a 11.16 acre tract as conveyed to Terry L. and Joann E. Ihinger by Deed Volume 1886, Page 94 of the Muskingum County Recorder's Office;

Thence, with the west line of said 11.16 acres Ihinger tract, South 07°47'59" West a distance of 758.13 feet to a 1/2" iron pin found capped "RLS 5410" in the north line of a 39.23 acres tract as conveyed to John M. Abel by Deed Volume 1514, Page 427 of the Muskingum County Recorder's Office;

Thence, with the north line of said Abel tract, South 89°27'41" West a distance of 1,125.11 feet to an iron pin set at the southeast corner of a 28.50 acres tract as conveyed to Michael E. Lewis by Deed Volume 2093, Page 747 of the Muskingum County Recorder's Office, passing through two iron pins set at distances of plus 232.02 feet and plus 851.71 feet, respectively;

Thence, with the east line of said Lewis tract, North 01°24'38" West a distance of 1,637.98 feet to an iron pin set in the north line of the southeast quarter of the southeast quarter of Section 2, passing through four iron pins set at distances of plus 308.39 feet, plus 875.63 feet, plus 1,145.76 feet, and plus 1,422.31 feet, respectively, passing through an iron pin set in the north line of Section 1 at a distance of plus 981.86 feet, and passing through a 1/2" iron pin found uncapped at a distance of plus 1,637.65 feet;

Thence, with the south line of a 140 acres tract as conveyed The Oxford Oil Company by Tract II of Deed Volume 942, Page 226 of the Muskingum County Recorder's Office, North 89°42'25" East a distance of 1,230.85 feet to a point in the centerline of Township Road No. 86 (Hoop Pole Road), passing through two iron pins set at distances of plus 942.07 feet and plus 1,200.85 feet, respectively;

Thence, with the centerline of Township Road No. 86, the following three courses:

1. South 35°55'35" East a distance of 97.74 feet to a point;
2. Thence South 37°48'35" East a distance of 98.18 feet to a point;
3. Thence South 47°22'44" East a distance of 17.92 feet to a point;

Thence, leaving the centerline of the road, South 04°25'31" West a distance of 150.92 feet to an iron pin set, passing through an iron pin set at a distance of plus 20.74 feet;

Thence South 34°45'26" West a distance of 278.76 feet to a point, passing through an iron pin set at a distance of plus 210.26 feet;

Thence South 72°31'14" East a distance of 158.11 feet to an iron pin set in the west line of the aforementioned Ihinger tract;

Thence, with the west line of the aforementioned Thinger tract, South 14°24'24" West a distance of 66.99 feet to the Point of Beginning;

Containing 46.614 acres, more or less, of which:

27.059 acres are all of Aud. Par. 13-13-40-11-01-001 in the northeast quarter of Section 11
and 19.555 acres are out of Aud. Par. 13-13-40-02-10-000 in the southeast quarter of Section 2.

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. 86 (Hoop Pole Road).

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

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 north line of Section 11 and the south line of Section 2 used as an assumed bearing of South 89°56'03" West.

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 August 17, 2007; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Official Records Volume 2124, Page 246.

Surveyor: _____

Date: _____

**OFFICE COPY
NOT RECORDED**



APPROVED FOR CLOSURE

ALB 11/13/2007

EXEMPT FROM
PLANNING COMMISSION

ALB 11/13/2007



CLAUS SURVEYING
ROGER W. CLAUS, P.S.
(740) 567-3168
Fax (740) 567-3106
33310 TH 2065
Lewisville, Ohio 43754
Email: rogerclaus@hotmail.com

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM,
TOWNSHIP OF CLAY, BEING PART IN THE SOUTHEAST
QUARTER OF SECTION 2 AND PART IN THE NORTHEAST
QUARTER OF SECTION 11, RANGE 14 WEST, TOWNSHIP
14 NORTH, OF "THE CONGRESS LANDS EAST OF THE
SCIOTO RIVER".

PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP "CROOKSVILLE"
- (4) SEVEN SURVEY PLATS BY RICHARD L. DANIELS
- (5) SURVEY PLAT BY W.J. BIEDENBACH
- (6) SURVEY PLAT BY RICHARD MAX GRAVES

PAGE 1 OF 2

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND
CORRECT TO THE BEST OF MY KNOWLEDGE AND
THAT IT WAS PREPARED FROM AN ACTUAL FIELD
SURVEY OF THE PREMISES.

**OFFICE COPY
NOT RECORDABLE** 11-5-07
ROGER W. CLAUS, P.S. SURVEYOR 6456 DATE:
33310 CHRISTMAN RD.
LEWISVILLE, OHIO 43754
1-740-567-3168
1-740-567-3106 fax

REVISIONS	DATE	INITIALS
combined parcel #'s	11-05-07	R.W.C.



- ⊙ = 3/4" IRON PIPE FOUND UNCAPPED
- = 5/8" X 30" IRON PIN SET CAPPED "CLAUS 6456"
- = 1/2" IRON PIN FOUND UNCAPPED
- ◻ = 1" IRON PIN FOUND UNCAPPED
- ◼ = 1/2" IRON PIN FOUND CAPPED "RLS 5410"
- ⊕ = SURVEY ANGLE POINT
- 🌳 = TREE WITH WIRE FOUND
- = EXISTING PROPERTY LINES
- - - = FENCE EVIDENCE FOUND
- = LINES OF THIS SURVEY

SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EASEMENTS,
RESTRICTIONS, RESERVATIONS, AND ZONING REGULATIONS
OF RECORD. SUBJECT TO 100 YEAR FLOOD PLAIN RESTRICTIONS,
IF APPLICABLE. SUBJECT TO ANY FACTS THAT MAY
BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

SURVEY PLAT FILE: 070804 F6

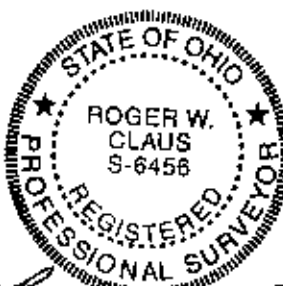
THE OXFORD OIL COMPANY TRACT II - 140 ACRES D.V. 942, PG. 226 1230.85' TOTAL

N 89°42'25"E 756.20'

N 89°42'25"E 942.07'

N 89°42'25"E 652.01'

CENTER
OF S.W. 1/4
OF S.E. 1/4
OF SEC. 2



SCALE 1" = 300'

EXEMPT FROM
PLANNING COMMISSION

19.555 ACRES
AUDITOR'S PARCEL NO. 13-13-40-02-10-000
27.059 ACRES
AUDITOR'S PARCEL NO. 13-13-40-11-01-001

46.614 ACRES

NEW SURVEY FOR:
BRUNER LAND COMPANY, INC.
O.R.V. 2124, PG. 246.

PRIOR DEED:
VIOLET L. IHINGER
O.R.V. 1577, PG. 639

JOHN M. ABEL
39.23 ACRES
(DANIELS SURVEY)
O.R.V. 1514, PG. 427

THE BEARINGS ON THIS PLAT ARE FOR ANGLE
CALCULATIONS ONLY AND ARE BASED ON AN
ASSUMED BEARING ON THE NORTH LINE OF
SECTION 11 AND THE SOUTH LINE OF
SECTION 2 USED AS SOUTH 89°56'03" WEST.

DONNA R. GOOD
4.96 ACRES
D.V. 1091,
PG. 51

HOOP POLE ROAD
(TOWNSHIP ROAD 86)

S 89°56'03"W 554.61'
BASIS OF BEARINGS

TERRY L. AND
JOANN E. IHINGER
PARCEL THREE
5.000 ACRES
O.R.V. 1886, PG. 94

TERRY L. AND
JOANN E. IHINGER
PARCEL ONE
11.16 ACRES
O.R.V. 1886, PG. 94

N.E. CORNER
OF S.E. 1/4
OF S.E. 1/4
OF S.E. 1/4
SECTION 2

SURVEY PLAT
FOR
BRUNER LAND
COMPANY, INC.

APPROVED FOR CLOSURE
[Signature]

SITUATED IN THE STATE OF OHIO,
COUNTY OF MUSKINGUM, TOWNSHIP
OF CLAY, BEING PART IN THE
SOUTHEAST QUARTER OF SECTION
2 AND PART IN THE NORTHEAST
QUARTER OF SECTION 11, RANGE 14
WEST, TOWNSHIP 14 NORTH, OF "THE
CONGRESS LANDS EAST OF THE
SCIOTO RIVER".

PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP "CROOKSVILLE"
- (4) SEVEN SURVEY PLATS BY
RICHARD L. DANIELS
- (5) SURVEY PLAT BY
W.J. BIEDENBACH
- (6) SURVEY PLAT BY
RICHARD MAX GRAVES

SURVEY PLAT FILE: 070804 F5

Line	Bearing	Distance
1	N 1°24'38"W	106.23'
2	N 1°24'38"W	163.90'
3	N 1°24'38"W	0.33'
4	N 89°42'25"E	30.00'
5	S 34°55'35"E	97.74'
6	S 37°48'35"E	98.18'
10	S 47°22'44"E	17.92'
11	S 4°25'31"W	20.74'
12	S 4°25'31"W	130.18'
13	S 34°45'26"W	210.26'
14	S 34°45'26"W	68.50'
15	S 72°31'14"E	158.11'
16	S 14°24'24"W	66.99'



CLAUS SURVEYING
ROGER W. CLAUS, P.S.
17401 567-3168
Fax 17401 567-3306
33310 TH 2065
Lewesville, Ohio 43124
E-mail: roger@claus.surveying.com

DESCRIPTION OF 45.591 ACRES

Situated in the State of Ohio, County of Muskingum, Township of Clay, being part in the southeast quarter of Section 2 and part in the northeast quarter of Section 11, Range 14 West, Township 14 North, of "The Congress Lands East of the Scioto River", and being bounded and described as follows:

Commencing for reference at a point at the northeast corner of Section 11 (Note: Reference bearing on the north line of Section 11 and the south line of Section 2 used as South 89°56'03" West.);

Thence, with said section line, South 89°56'03" West a distance of 554.61 feet to a 5/8" iron pin found capped "Claus 6456" in the west line of a 5.000 acres tract as conveyed to Terry L. and Joann E. Ihinger by Official Records Volume 1886, Page 94 of the Muskingum County Recorder's Office, being **THE TRUE POINT OF BEGINNING** for this description;

Thence, from said Point of Beginning and running with the west line of said Ihinger tract, South 14°24'24" West a distance of 228.56 feet to a 5/8" iron pin found capped "Claus 6456" at the northwest corner of a 11.16 acre tract as conveyed to Terry L. and Joann E. Ihinger by Deed Volume 1886, Page 94 of the Muskingum County Recorder's Office;

Thence, with the west line of said 11.16 acres Ihinger tract, South 07°47'59" West a distance of 758.13 feet to a 1/2" iron pin found capped "RLS 5410" in the north line of a 39.23 acres tract as conveyed to John M. Abel by Deed Volume 1514, Page 427 of the Muskingum County Recorder's Office;

Thence, with the north line of said Abel tract, South 89°27'41" West a distance of 1,125.11 feet to a 5/8" iron pin found capped "Claus 6456" at the southeast corner of a 28.50 acres tract as conveyed to Michael E. Lewis by Official Records Volume 2093, Page 747 of the Muskingum County Recorder's Office, passing through two iron pins found capped "Claus 6456" at distances of plus 232.02 feet and plus 851.71 feet, respectively;

Thence, with the east line of said Lewis tract, North 01°24'38" West a distance of 1,637.98 feet to a 5/8" iron pin found capped "Claus 6456" in the south line of a 140 acres tract as conveyed The Oxford Oil Company by Tract II of Deed Volume 942, Page 226 of the Muskingum County Recorder's Office, passing through four 5/8" iron pins found capped "Claus 6456" at distances of plus 308.39 feet, plus 875.63 feet, plus 1,145.76 feet, and plus 1,422.31 feet, respectively, passing through another 5/8" iron pin found capped "Claus 6456" set in the north line of Section 11 at a distance of plus 981.86 feet, and passing through a 1/2" iron pin found uncapped at a distance of plus 1,637.65 feet;

Thence, with the south line of said Oxford Oil Company 140 acres tract, North 89°42'25" East a distance of 1,230.85 feet to a point in the centerline of Township Road No. 86 (Hoop Pole Road), passing through two 5/8" iron pins found capped "Claus 6456" at distances of plus 942.07 feet and plus 1,200.85 feet, respectively;

Thence, with the centerline of Township Road No. 86, the following three courses:

1. South 35°55'35" East a distance of 97.74 feet to a point;
2. thence South 37°48'35" East a distance of 98.18 feet to a point;
3. thence South 47°22'44" East a distance of 17.92 feet to a point at the northwest corner of a prior 1.041 acres split from Official Records Volume 2124, Page 246;

Page 2 of 2

Description of 45.591 acres

thence, with the west line of said 1.041 acres split, South 04°25'31" West a distance of 20.74 feet to a 5/8" iron pin found capped "Claus 6456" at the northern-most corner of a recent 1.023 acres split from Official Records Volume 2124, Page 246;

thence, with the west line of said 1.023 acres split, the following three courses four courses:

1. South 35°44'37" West a distance of 175.53 feet to an iron pin set;
2. thence South 10°15'39" West a distance of 122.77 feet to an iron pin set;
3. thence South 49°05'44" West a distance of 318.09 feet to an iron pin set in the south line of Section 2;
4. thence, with the section line, North 89°56'03" East a distance of 330.00 feet to the Point of Beginning, passing through an iron pin set at a distance of plus 50.00 feet;

Containing 45.591 acres, more or less, of which:

27.059 acres are part of Aud. Par. 13-13-40-11-01-001 in the N.E. 1/4 of Sec. 11 and
18.532 acres are all of Aud. Par. 13-13-40-02-10-000 in the S.E. 1/4 of Section 2.

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. 86 (Hoop Pole Road).

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

All iron pins set are 5/8" x 30" rebar capped and labeled "Biedenbach 7881".

The bearings in this description are for angle calculations only and are based on the north line of Section 11 and the south line of Section 2 used as an assumed bearing of South 89°56'03" West.

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

The above description prepared by Gregory A. Biedenbach, Registered Surveyor No. 7881, based on a prior survey by Roger W. Claus, Registered Surveyor No. 6456 on September 22, 2007 and an actual field survey of February 19, 2010; said survey being subject to any facts that may be disclosed in a full and accurate title search.

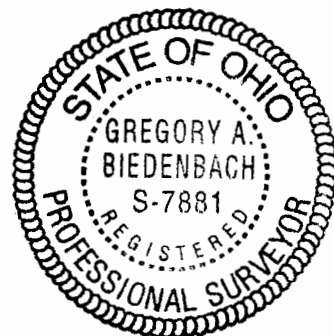
Prior deed: Official Records Volume 2124, Page 246.

Surveyor:

Date:

OFFICE COPY
NOT RECORDABLE

Survey File: GB-1441G



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

2/4/13
Date

-
Fee Paid

DESCRIPTION
APPROVED

By: [Signature] 1/29/2013

SURVEY PLAT FOR BRUNER LAND COMPANY, INC.

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF CLAY, BEING PART IN THE SOUTHEAST QUARTER OF SECTION 2 AND PART IN THE NORTHEAST QUARTER OF SECTION 11, RANGE 14 WEST, TOWNSHIP 14 NORTH, OF "THE CONGRESS LANDS EAST OF THE SCIOTO RIVER".

PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP "CROOKSVILLE".
- (4) SEVEN SURVEY PLATS BY RICHARD L. DANIELS.
- (5) SURVEY PLAT BY W.J. BIEDENBACH.
- (6) SURVEY PLAT BY RICHARD MAX GRAVES.

SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EASEMENTS, RESTRICTIONS, RESERVATIONS, AND ZONING REGULATIONS OF RECORD. SUBJECT TO 100 YEAR FLOOD PLAIN RESTRICTIONS, IF APPLICABLE. SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON AN ASSUMED BEARING ON THE NORTH LINE OF SECTION 11 AND THE SOUTH LINE OF SECTION 2 USED AS SOUTH 89°56'03" WEST.

MICHAEL E. LEWIS
28.51 ACRES
O.R.V. 2124 PG. 246

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT IT WAS PREPARED FROM PRECISE SURVEY BY BOOKER CLARK ON 12/11/12. THIS PORTION OF THE PLAT IS NOT BEING RECORDED BY

**OFFICE COPY
NOT RECORDED**

BOOKER CLARK
WOODBRIDGE, OHIO 43079
1.740.472.1262 OFFICE
1.740.472.5258 FAX

NOTE: THIS MAP IS AN ORIGINAL COPY ONLY WITH ORIGINAL SIGNATURE AND EMBOSSED SEAL.

THE OXFORD OIL COMPANY
TRACT II - 40 ACRES
D.V. 942 PG. 226

SCALE 1" = 100'
0' 100' 200'

SCALE 1 : 2517.96

**45.591 ACRES
RESIDUE**

REMAINDER OF
BRUNER LAND CO. INC.
27.059 ACRES PART OF
47.655 ACRES TOTAL FARM
O.R.V. 2124 PG. 246
P.P.N. 13-12-00-11-01-001

DESCRIPTION

APPROVED
By: *[Signature]*

Line	Bearing	Distance
1	N 74°00'58"E	19.10'
2	S 4°25'31"W	20.74'
3	N 75°44'55"E	97.71'
4	N 77°44'55"E	98.18'
5	N 47°25'57"W	151.87'

44.180 ACRES (10.000 ACRES APPLIED AND 34.180 ACRES NOT APPLIED)
1.27 ACRES (1.000 ACRES APPLIED AND 0.27 ACRES NOT APPLIED)
1.27 ACRES (1.000 ACRES APPLIED AND 0.27 ACRES NOT APPLIED)
1.27 ACRES (1.000 ACRES APPLIED AND 0.27 ACRES NOT APPLIED)
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1.27 ACRES (1.000 ACRES APPLIED AND 0.27 ACRES NOT APPLIED)
1.27 ACRES (1.000 ACRES APPLIED AND 0.27 ACRES NOT APPLIED)

**APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**

2/4/13
Date

Fee Paid

Approved For Transfer
No On-Lot Sewage
Date 2/11/13
Zanesville - Muskingum Co.
Health Department