

DESCRIPTION OF 47.655 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 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 south 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 210.70 feet to a point at the northwest corner of a 1.000 acre tract as conveyed to Terry L. and Joann E. Ihinger by Official Records Volume 1886, Page 94 of the Muskingum County Recorder's Office;

Thence, with the west line of said 1.000 acre Ihinger tract, South 47°25'59" West a distance of 151.87 feet to a 3/4" iron pipe found uncapped at the northwest corner of the aforementioned 5.000 acres Ihinger tract, passing through a 3/4" iron pipe found uncapped at a distance of plus 19.43 feet;

Thence, with the west line of the aforementioned 5.00 acres Ihinger tract, South 14°24'24" West a distance of 266.99 feet to the Point of Beginning;

Containing 47.655 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,
17.478 acres are all of Aud. Par. 13-13-40-02-08-002 in the southeast quarter of Section 2,
and 3.118 acres are all 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.

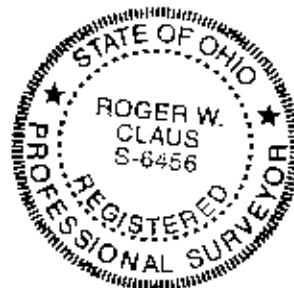
The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on an actual field survey of August 17, 2007, said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Official Records Volume _____, Page _____

Surveyor: _____

Date: _____

**OFFICE COPY
NOT RECORDABLE**



APPROVED FOR CLOSURE

[Signature] 8/29/07

EXEMPT FROM
PLANNING COMMISSION

[Signature] 8/29/07

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

N.E. CORNER PAGE 2 OF 2

N.W. CORNER
S.W. 1/4
S.W. 1/4
S.E. 1/4
SEC. 2

N 89°42'25"E 756.20'

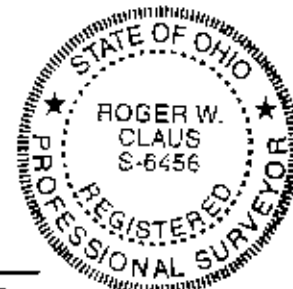
N 89°42'25"E 942.07'

SURVEY PLAT
FOR
BRUNER LAND
COMPANY, INC.

SCALE 1" = 300'

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

S.E. 1/4
S.E. 1/4
S.E. 1/4
SECTION 2



2

2

N 89°56'03"E 765.12'

17.84 ACRES DEED
17.478 ACRES MEASURED
AUDITOR'S PARCEL NO. 13-13-40-02-08-002
26.88 ACRES DEED
AUDITOR'S PARCEL NO. 13-13-40-11-01-001
27.059 ACRES MEASURED

47.655 ACRES

MICHAEL E. LEWIS
28.50 ACRES
O.R.V. 2093, PG. 747

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 35°55'35"E	97.74'
6	S 37°48'35"E	98.18'
7	S 47°25'59"W	19.43'
8	S 47°25'59"W	132.44'
9	S 47°25'59"W	151.87'

NEW SURVEY FOR
BRUNER LAND COMPANY, INC.
O.R.V. _____, PG. _____

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

GAS WELL

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

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 F3

APPROVED FOR CLOSURE

273.40' 619.69' 232.02'
S 89°27'41"W 1125.11' TOTAL

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.

EXEMPT FROM
PLANNING COMMISSION

CLAUS SURVEYING
ROGER W. CLAUS, P.S.
(740) 567-3168
Fax (740) 567-3106
59310 RH 2065
Lima, Ohio 43754
Email: rogerclaus@home.com



OFFICE COPY
NOT RECORDABLE



CLAUS SURVEYING
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33310 TH 2068
Lewisville, Ohio 43754
Email: roger@clausandson.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".

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- (6) SURVEY PLAT BY RICHARD MAX GRAVES

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**
Claus 08-17-07
ROGER W. CLAUS, REG. SURVEYOR 6456 DATE:
33310 CHRISTOPHER ROAD
LEWISVILLE, OHIO
1-740-567-3168
1-740-567-3106 fax

REVISIONS

DATE

INITIALS

- ⊙ = 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 F2

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 Ihinger 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 RECORDABLE**



APPROVED FOR CLOSURE

[Signature] 11/13/2007

EXEMPT FROM
PLANNING COMMISSION

[Signature] 11/13/2007



CLAUS SURVEYING
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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. BIEDENDACH
- (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 RESTRIC-
TIONS, 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 H - 140 ACRES D.V. 942, PG. 226 1230.85' TOTAL

QUARTER SEC. LINE
N 0°38'01"W 652.98'

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



N 89°56'03"E 765.12'

MICHAEL E. LEWIS
28.50 ACRES
O.R.V. 2093, PG. 747

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 35°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 567-3108
Fax 17401 567-3106
33310 1H 2065
1 Lewisville Ohio 43074
Email: rogerdaniels@att.net

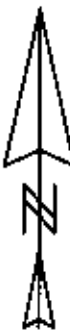
SCALE 1" = 300'

EXEMPT FROM
PLANNING COMMISSION

APPROVED 11/13/2007
19.555 ACRES
AUDITOR'S PARCEL NO. 13-13-40-02-10-000

APPROVED 11/13/2007
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
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ASSUMED BEARING ON THE NORTH LINE OF
SECTION 11 AND THE SOUTH LINE OF
SECTION 2 USED AS SOUTH 89°56'03" WEST.

N 89°42'25"E 652.01'

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 PAGE 2 OF 2
OF S.E. 1/4
OF S.E. 1/4
OF S.L. 1/4
SECTION 2

SURVEY PLAT
FOR
BRUNER LAND
COMPANY, INC.

APPROVED FOR CLOSURE
APPROVED 11/13/2007

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

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- (4) SEVEN SURVEY PLATS BY
RICHARD L. DANIELS
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W.J. BIEDENBACH
- (6) SURVEY PLAT BY
RICHARD MAX GRAVES

SURVEY PLAT FILE: 070804 F5