

Description of Parcel No. 1

Situated in the State of Ohio, County of Muskingum, Township of Clay, being in the east half of the northeast quarter of Section 13, 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 an iron pin set at the northeast corner of Section 13 (Note: Reference bearing on the north line of Section 13 used as South 89°22'48" East.);

thence, with the east line of Section 13 and the east line of Clay Township, South 01°15'17" West a distance of 2,259.01 feet to a marked stone found at the southwest corner of the northwest quarter of Section 18 of Brush Creek Township, said stone being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning continuing with the east line of Section 13 and the east line of Clay Township, South 01°15'17" West a distance of 373.51 feet to an iron pin set at the southeast corner of the northeast quarter of Section 13 (Note: Said iron pin set being located for reference North 89°51'01" West a distance of 1.27 feet from an iron pin found capped "C.R. Harkness LS-6885".);

thence, with the quarter section line and the north line of a 120 acres tract as conveyed to Walter M. Cherry by Deed Volume 342, Page 258 of the Muskingum County Recorder's Office, North 89°51'01" West a distance of 1,321.39 feet to a marked stone found at the southwest corner of the east half of the northeast quarter of Section 13, passing over the centerline of Township Road No. 146 (Spring Road) at a distance of plus 371.23 feet and passing through two iron pins set at distances of plus 341.23 feet and plus 401.23 feet, respectively;

thence, with the quarter-quarter section line, North 01°19'46" East a distance of 64.00 feet to an iron pin set;

thence, leaving the quarter-quarter section line, North 79°35'31" East a distance of 887.71 feet to a point in the centerline of Township Road No. 146, passing through two iron pins set at distances of plus 757.71 feet and plus 857.71 feet, respectively;

thence, leaving the road, North 72°15'12" East a distance of 477.71 feet to the Point of Beginning, passing through two iron pins set at distances of plus 21.00 feet and plus 121.00 feet, respectively;

containing 6.012 acres, more or less, being the Auditor's Parcel No. 13-13-70-13-02-000.

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Description of Parcel No. 1

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. 146.

Subject to the 100 year Flood Plain restrictions, if applicable.

Subject to a 100.00 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. 146. Said easement runs in a north-south direction across the mid-portion of the above described property with the centerline of said easement being the centerline of Township Road No. 146. Containing 0.574 acres, more or less, of easement.

Subject to any facts that may be disclosed in a full and accurate title search.

All iron pins set are 1/2" x 30" rebar capped and labeled "Claus 6456".

The bearings in this description are for angle calculations only and are based on the east line of Section 13 used as an assumed bearing of South 01°15'17" West.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of October 14, 1994.

Prior Deed: Deed Volume _____, Page _____

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DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFERBY R. L. DANIELS
10-25-94John & Carol
Ashford
20 AC.
V. 566 P. 949Lawrence Crowley
40 AC.
V. 1034 P. 49

SURVEY PLAT

for

BRUNER LAND CO.

Situated in the State of Ohio, County of
MUSKINGUM, Township of CLAY,
being IN THE NORTHEAST QUARTER
OF SECTION 13, PARCEL NO.
13-13-70-13-02-000
Range 14 West, Township 14 North, of 'The
CONGRESS LANDS EAST OF SCIOTO RIVER'.

PERTINENT DOCUMENTS

- (1) All deeds as shown.
- (2) County tax maps.
- (3) U.S.G.S. quadrangle map CROOKSVILLE.
- (4) Survey plat by R. L. DANIELS.
- (5) Survey plat by R. L. DANIELS.
- (6) Survey plat by R. L. DANIELS.
- (7)
- (8)
- (9)

Subject to all legal right-of-ways, ease-
ments, 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.

- o = 1/2" iron pin set capped "Claus 8456".
- o = iron pin found uncapped.
- o = iron pin found capped "C. HARKNESS 15-6805".
- o = iron pin found capped.
- o = marked stone found.
- o = un-marked stone found.
- o = survey angle point.
- o = railroad spike set.
- o = railroad spike found.
- o = tree with wire found.
- o = existing property lines.
- o = fence evidence found.
- o = lines of this survey.

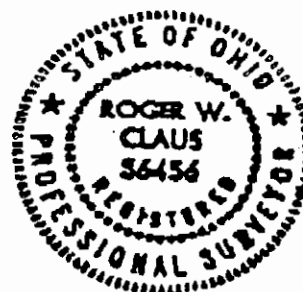
SURVEYOR'S CERTIFICATION

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.

10-19-94

REVISED	INITIALS

ROGER W. CLAUS, P.S.
33310 TH 2085
Lewisville, Ohio 43754
(614) 567-3168



SCALE 1" = 200 FT.



CLAUS SURVEYING
ROGER W. CLAUS, P.S.
(614) 567-3168

33310 TH 2085
Lewisville, Ohio 43754

The bearings on
this plat are for
angle calculations
only and are based
on THE EAST LINE
OF SECTION 13
used as
501°15'17"W.

LINE	BEARING	DIST.
A	N 39° 55' 42" W	71.21'
B	N 42° 06' 20" W	334.30'
C	N 44° 05' 02" W	123.42'
D	N 38° 06' 25" W	109.01'
E	N 32° 35' 41" W	139.23'
F	N 30° 16' 50" W	111.17'
G	N 27° 51' 56" W	156.35'
H	N 23° 02' 59" W	117.24'
I	N 34° 53' 56" W	45.55'
J	N 45° 03' 21" W	42.66'
K	N 58° 46' 43" W	51.34'
L	N 59° 22' 24" W	82.84'
M	N 57° 35' 54" E	256.20'
N	N 57° 35' 54" E	150.75'
O	N 44° 14' 59" E	34.24'
P	N 36° 28' 15" E	51.73'
Q	N 30° 54' 32" E	248.27'
R		
S	N 24° 53' 22" E	85.00'
T		

SEC. 12
SEC. 13N.W. CORNER OF
EAST HALF OF
N.E. 1/4 OF
SEC. 13.

589°22'48"E ~ 657.78'
276.00' Total
298.45'
2643.40' Total
1345.91' Total
799.46'
N02°23'32"W ~ 1305.37' Total
10.161 Ac.

9.257 Ac.

Stephen Mohler
20 AC.
V. 1088 P. 273John & Carol
Ashford
39.50 AC.
V. 1062 P. 603George D.
Ashford
72.33 AC.
V. 323 P. 505

8.258 Ac.

9.004 Ac.

12.166 Ac.

S.W. CORNER OF
EAST HALF OF
N.E. 1/4 OF SEC. 13Walter M. Cherry
120 AC.
V. 342 P. 258USGS
AZ. MK.
"CLAY"
1959John R. Bridwell
81.00 AC.
D.V. 1002 P. 241S.E. CORNER OF
N.E. 1/4 OF
SEC. 13HAVER HILL RD.
TR-135SEC. 13
CLAY TWP.
BRUSH CREEK TWP.
SEC. 18

51016