

Description of Parcel No. 4

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 east line of Section 13 used as South 01°15'17" West.);

thence, with the north line of Section 13, North 89°22'48" West a distance of 660.00 feet to an iron pin found at the northwest corner of a 20 acres tract as conveyed to Stephen Mohler by Deed Volume 1088, Page 273 of the Muskingum County Recorder's Office;

thence, with the west line of said Mohler property, South 01°05'08" West a distance of 940.35 feet to a point in the centerline of Township Road No. 134 (Goose Creek Road), being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning continuing with the west line of said Mohler property, South 01°05'08" West a distance of 379.41 feet to an iron pin found, passing through an iron pin set at a distance of plus 40.00 feet;

thence, with the south line of said Mohler property, South 88°18'59" East a distance of 250.19 feet to an iron pin found;

thence, leaving the property line, South 24°53'22" West a distance of 85.00 feet to an iron pin set;

thence South 61°40'26" West a distance of 667.80 feet to a point in the centerline of Township Road No. 146 (Spring Road), passing through two iron pins set at distances of plus 546.80 feet and plus 646.80 feet, respectively;

thence, with the centerline of Township Road No. 146, the following three courses:

- (1) North 27°51'56" West a distance of 156.35 feet to a point;
- (2) thence North 23°02'59" West a distance of 117.24 feet to a point;
- (3) thence North 34°53'58" West a distance of 45.55 feet to a point in the centerline intersection with Township Road No. 134;

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thence, with the centerline of Township Road No. 134, the following five courses:

- (1) North 57°35'54" East a distance of 256.20 feet to a point;
- (2) thence, continuing, North 57°35'54" East a distance of 150.75 feet to a point;
- (3) thence North 44°14'59" East a distance of 34.24 feet to a point;
- (4) thence North 36°28'15" East a distance of 51.73 feet to a point;
- (5) thence North 30°54'32" East a distance of 248.27 feet to the Point of Beginning;

containing 5.016 acres, more or less, being out of Auditor's Parcel No. 13-13-70-13-02-000.

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 right-of-way of Township Road No. 134.

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

Subject to a 50.00 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 west end of the above described property with the west line of said easement being the centerline of Township Road No. 146. Containing 0.366 acres, more or less, of easement.

Subject to another 50.00 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. 134. Said easement runs in an east-west direction across the north end of the above described property with the north line of said easement being the centerline of Township Road No. 134. Containing 0.851 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".

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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 L. Maus, Registered Surveyor No. 6456, based on a new survey of October 19, 1994.

Prior Deed: Deed Volume _____, Page _____.

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DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY

10-25-94

John & Carol
Ashford
20 Ac.
V. 566 P. 949Lawrence Crowley
40 Ac.
V. 1034 P. 49SURVEY PLAT
for
BRUNER LAND CO.Situating in the State of Ohio, County of
MUSKINGUM, Township of CLAY,
being IN THE NORTH EAST 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, 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.

- o = 1/2" iron pin set capped "Claus 6458".
- = iron pin found uncapped.
- = iron pin found capped "C.P. HARKNESS 15-6005".
- = iron pin found capped.
- = marked stone found.
- = un-marked stone found.
- = survey angle point.
- = railroad spike set.
- = railroad spike found.
- = tree with wire found.
- = existing property lines.
- *** = fence evidence found.
- = 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	DATE	BY

ROGER W. CLAUS, P.S.
33310 TH 2065
Lewisville, Ohio 43754
(614) 567-3168

SCALE 1" = 200 FT.



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

33310 TH 2065
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
S 01° 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.Z SPRING RD.
T-146RIDER RD.
T-132George D.
Ashford
72.33 Ac.
V. 323 P. 505S.W. CORNER OF
EAST HALF OF
N.E. 1/4 OF SEC. 13Walter M. Cherry
120 Ac.
V. 342 P. 258USGS
AZ. MK.
"CLAY"
1959HAVER HILL RD.
T-135SEC. 13
CLAY TWP.
BRUSH CREEK TWP.
SEC. 18John & Carol
Ashford
39.50 Ac.
V. 1062 P. 603S.W. CORNER OF NW 1/4
OF SEC. 18 OF
BRUSH CREEK TWP.John R. Bridwell
81.00 Ac.
V. 1002 P. 241S.E. CORNER OF
N.E. 1/4 OF
SEC. 13

510146