

20-50-21-17-001

Description of 22.361 Acres

The following described parcel is a new split out of a 107.33 acres (deed) 107.230 acres (new survey) tract as conveyed to Bruner Land Company, Inc. by Volume 2801, Page 341 of the Muskingum County Recorder's Office. Said parcel being part of a 77.36 acres tract P.N. 20-50-21-17-000.

Situated in the State of Ohio, County of Muskingum, Township of Harrison, being in the southeast quarter of Section 21, Range 13 West, Township 11 North, of "The Congress Lands East of the Scioto River", and being bounded and described as follows:

BEGINNING at a 5/8" iron pin set at the southeast corner of Section 21 (Note: Reference bearing on the east line of the southeast quarter of the southeast quarter of Section 21 used as South 00°08'30" East.);

thence, from said Point of Beginning with the south line of Section 21, North 89°30'22" West a distance of 753.79 feet to a 5/8" iron pin set, passing through a 5/8" iron pin set at a distance of plus 393.62 feet;

thence, leaving the section line, North 09°01'39" East a distance of 47.73 feet to a point in the center of Township Road No. 68 (Butterbean Ridge Road at the intersection with an existing field drive [(said field drive being an access right-of-way to a 74 acres tract as conveyed to Bruce T. Morrison and Teresa E. Moore by Volume 1550, Page 153 of the Muskingum County Recorder's Office (See: Volume 1085, Page 407)]);

thence, with the center of said field drive, the following 16 courses:

1. North 09°01'39" East a distance of 69.24 feet to a point;
2. thence North 09°22'24" East a distance of 87.47 feet to a point;
3. thence North 24°24'32" East a distance of 84.43 feet to a point;
4. thence North 31°57'01" East a distance of 40.60 feet to a point;
5. thence North 44°21'46" East a distance of 61.71 feet to a point;
6. thence North 24°01'28" East a distance of 131.13 feet to a point;
7. thence North 07°39'42" West a distance of 163.61 feet to a point;
8. thence North 29°30'45" West a distance of 210.93 feet to a point;
9. thence North 35°52'20" West a distance of 36.21 feet to a point;
10. thence North 44°43'07" West a distance of 124.23 feet to a point;
11. thence North 33°49'32" West a distance of 62.26 feet to a point;
12. thence North 20°04'05" West a distance of 49.10 feet to a point;
13. thence North 01°26'16" East a distance of 128.45 feet to a point;
14. thence North 26°09'30" East a distance of 116.28 feet to a point;

Page 2 of 2
Description of 22.361 Acres

15. thence North $37^{\circ}05'29''$ East a distance of 97.93 feet to a point;

16. thence North $13^{\circ}44'33''$ East a distance of 18.92 feet to a point in the south line of a 74 acres tract as conveyed to Bruce T. Morrison and Teresa E. Moore by Volume 1550, Page 153 of the Muskingum County Recorder's Office;

thence, with the south line of said 74 acres Morrison - Moore tract, South $89^{\circ}33'05''$ East a distance of 732.72 feet to a point in the east line of Section 21, a $\frac{5}{8}$ " iron pin found capped "Newcome 7321" bears for reference South $89^{\circ}33'05''$ East a distance of 2.94 feet, passing through two $\frac{5}{8}$ " iron pins set at distances of plus 30.00 feet and plus 130.00 feet, respectively;

thence, with the east line of Section 21, South $00^{\circ}08'30''$ East a distance of 1,368.26 feet to the **POINT OF BEGINNING**, passing through two $\frac{5}{8}$ " iron pins set at distances of plus 1,084.34 feet and plus 1,238.00 feet, respectively;

containing 22.361 acres, more or less, part of Parcel No. 20-50-21-17-000.

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. 68.

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

Subject to a 50.00 feet wide easement being reserved unto Bruner Land Company, Inc. 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. 68 (Butterbean Ridge Road). Said easement runs in an east-west direction across the south end of the above described property with the south line of said easement being the centerline of Township Road No. 68. Containing 0.893 acre, more or less, of easement.

All iron pins set are $\frac{5}{8}$ " x 30" rebar capped and labeled "Biedenbach Surveying, LLC. PS 7881".

The bearings in this description are for angle calculations only and are based on the east line of the southeast quarter of the southeast quarter of Section 21 used as an assumed bearing of South $00^{\circ}08'30''$ East.

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, Ohio Registered Surveyor No. 7881, based on information obtained from an actual field survey of September 7, 2018. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Volume 2801, Page 341.

Sept. 7, 2018 *Gregory A. Biedenbach*
Date Gregory A. Biedenbach
Ohio Registered Surveyor
No. 7881.

Cc: Survey File: GB-3084F

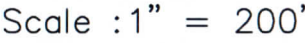
DESCRIPTION

APPROVED

By: *Al Collier*



20-50-21-17-001 B



SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF HARRISON, BEING PART OF THE SOUTH HALF OF SECTION 21, RANGE 13 WEST, TOWNSHIP 11 NORTH OF "THE CONGRESS LANDS EAST OF THE SCIOTO RIVER".

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. TITLE IS NOT GUARANTEED BY THIS SURVEY.
Gregory A. Gudenbrach 9/7/18
GREGORY A. GUDENBRACH DATE

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

BRUCE T. MORRISON
TERESA E. MOORE
P.N. 20-50-21-18-000
VOL. 1550 PG. 153
74 ACRES

By: AK 10/11/2018

84.869 ACRES

A circular professional seal for a land surveyor. The outer ring contains the text "STATE OF OHIO" at the top and "REGISTERED" at the bottom, separated by tick marks. Inside this ring, the words "PROFESSIONAL LAND SURVEYOR" are written in a larger font. In the center of the seal, the name "GREGORY A. BIEDENBACH" and the registration number "S-7881" are printed.

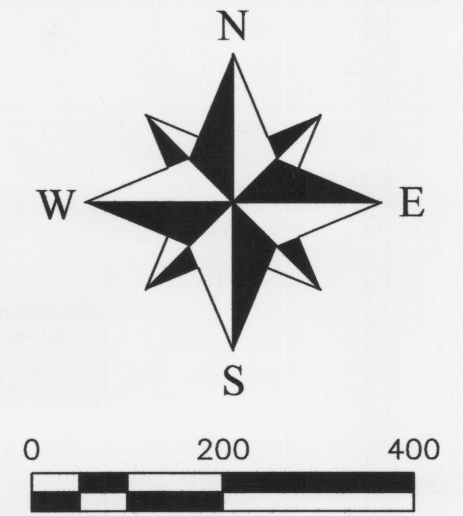
LINE	BEARING	DISTANCE
L1	S 13°44'33" W	18.92
L2	S 37°05'29" W	97.93
L3	S 26°09'30" W	116.28
L4	S 01°26'16" W	128.45
L5	S 20°04'05" E	49.10
L6	S 33°49'32" E	62.26
L7	S 44°43'07" E	124.23
L8	S 35°52'20" E	36.21
L9	S 29°30'45" E	210.93
L10	S 07°39'42" E	163.61
L11	S 24°01'28" W	131.13
L12	S 44°21'46" W	61.71
L13	S 31°57'01" W	40.60
L14	S 24°34'32" W	84.43
L15	S 09°22'24" W	87.47
L16	S 09°01'39" W	69.24
L17	S 09°01'39" W	47.73
L18	N 00°31'36" E	486.44

JASON M. PLETCHER
P.N. 20-40-07-07-001
VOL. 1555 PG. 959
28.84 ACRES

Survey File No.: GE

Survey File No.: GB-3084F

20-50-21-17-001 C



Scale : 1" = 200'

Survey Plat for BRUNER LAND COMPANY, INC.

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF HARRISON, BEING PART OF THE SOUTH HALF OF SECTION 21, RANGE 13 WEST, TOWNSHIP 11 NORTH OF "THE CONGRESS LANDS EAST OF THE SCIOTO RIVER".

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON AN ASSUMED BEARING ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21 USED AS SOUTH 00°08'30" EAST.

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.

BRUCE T. MORRISON
TERESA E. MOORE
P.N. 20-50-21-18-00
VOL. 1550 PG. 153
74 ACRES

BRUNER LAND COMPANY, INC.
PART OF P.N. 20-50-21-1-000
VOL. 2801 PG. 341

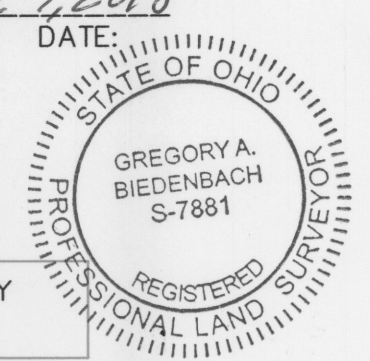
84.869 ACRES

- = 5/8" x 30" I.P. Set "Biedenbach Surveying, LLC. PS 7881"
- △ = survey angle point
- = I.P.F. uncapped (size noted)
- ◻ = 5/8" I.P.F. "Newcome 7321"
- ⊙ = 1/2" I.P.F. "Claus 6456"
- ⊞ = marked stone found
- ▲ = 5/8" I.P.F. "CLS 7224"
- ▲ = lathe found
- ⊗ = post found
- ⊙ = tree or stump found
- = unmarked stone found

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. TITLE IS NOT GUARANTEED BY THIS SURVEY.

Gregory A. Biedenbach
OFFICE
GREGORY A. BIEDENBACH
OHIO REG. SURVEYOR PS 7881
BIEDENBACH SURVEYING, LLC.
114 ADAMS AVENUE
WOODSFIELD, OHIO 43793
1.740.472.1262 OFFICE
1.740.472.5298 FAX



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

PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP PHILO.
- (4) SURVEY PLAT BY CLAUD SURVEYING.
- (5) SURVEY PLAT BY KEVIN CANNON.
- (6) SURVEY PLAT BY JACK D. NEWCOME.

NEW SURVEY
107.230 ACRES TOTAL

STEPHEN A. BELL
P.N. 20-40-07-07-000
VOL. 2448 PG. 159
49.07 ACRES

LINE	BEARING	DISTANCE
L1	S 13°44'33" W	18.92'
L2	S 37°05'29" W	97.93'
L3	S 26°09'30" W	116.28'
L4	S 01°26'16" W	128.45'
L5	S 20°04'05" E	49.10'
L6	S 33°49'32" E	62.26'
L7	S 44°43'07" E	124.23'
L8	S 35°52'20" E	36.21'
L9	S 29°30'45" E	210.93'
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L13	S 31°57'01" W	40.60'
L14	S 24°24'32" W	84.43'
L15	S 09°22'24" W	87.47'
L16	S 09°01'39" W	69.24'
L17	S 09°01'39" W	47.73'
L18	N 00°31'36" E	486.44'

PART OF
P.N. 20-50-21-17-000
22.361 ACRES

DESCRIPTION
APPROVED
By: *Gregory A. Biedenbach*

SECTION 21

SECTION 7

P.O.B.
22.361 ACRES

JASON M. PLETCHER
P.N. 20-40-07-07-001
VOL. 1555 PG. 959
28.84 ACRES

C/L T.R. 68
"BUTTERBEAN RIDGE RD."

P.O.B.
84.869 ACRES

JERRY ROGNON
P.N. 20-50-30-01-000
VOL. 1986 PG. 581
36.02 ACRES

BEATRICE M. INMAN
P.N. 20-50-30-02-000
VOL. 1149 PG. 739
40.99 ACRES

SECTION 21

SECTION 30

N 89°33'25" W 1713.57' TOTAL

40" WHITE OAK

S.W. COR.
OF S.E. 1/4
OF SEC. 21

L18 = TOTAL
484.57'

N 89°56'27" W 571.35'

S 72°19'35" E
0.92'

29.955 ACRES
N 00°10'57" E 881.32'

54.914 ACRES
N 00°14'41" W 2251.42' TOTAL

N 89°45'19" E 0.19'
N 89°45'19" E 0.71'

1/2"

1/2"

1/2"

1/2"

1/2"

1/2"

1/2"

1/2"

1/2"

1/2"

1/2"

1/2"

1/2"

VERONICA L. PLANTS
P.N. 20-50-21-21-000
VOL. 2033 PG. 289
44.58 ACRES

DANIEL W. & NORMA J. REINSTETLE
P.N. 20-50-21-16-011
VOL. 2630 PG. 139
5.02 ACRES

TOM RODGERS
P.N. 20-50-21-16-002
VOL. 1916 PG. 190
5 ACRES

TONY ALLEN & LANETTE POTTS
P.N. 20-50-21-16-003
VOL. 1879 PG. 359
10 ACRES

MARK & BARBARA ALLEN
P.N. 20-50-21-16-000
VOL. 1820 PG. 643
10.01 ACRES

JOSEPH & CAROL NICKELL
P.N. 20-50-21-16-010
VOL. 1675 PG. 520
10.010 ACRES

RUSSELL L. & MELODY L. COEN
P.N. 20-50-21-16-006
VOL. 2619 PG. 578
PARCEL II
13.278 ACRES

P.N. 20-50-21-16-007
VOL. 2619 PG. 578
PARCEL III
6.812 ACRES

SAYLOR G. KELLY
P.N. 20-50-21-16-004
VOL. 1937 PG. 497
20.007 ACRES

BEATRICE M. INMAN
P.N. 20-50-30-06-000
VOL. 2516 PG. 741
39.06 ACRES

SECTION 21

SECTION 30

Survey File No.: GB-3084F