

DESCRIPTION OF PARCEL NO. 2
(5.160 ACRES)

Situated in the State of Ohio, County of Muskingum, Township of Highland, being in the west half of Section 15, Range 5 West, Township 2 North, of "The United States Military District", and being bounded and described as follows:

Commencing for reference at an iron pin set at the center of Section 15 (Note: Reference bearing on the south line of the northwest quarter of Section 15 used as South 83°34'53" East.);

Thence, with the east line of the southwest quarter of Section 15, South 05°54'13" West a distance of 342.54 feet to a point in the center of an 8" diameter corner fence post found at the northeast corner of a 60 acres tract as conveyed to Joseph VanReeth, Luann Hill, and Lita J. VanReeth by Deed Volume 1114, Page 550 of the Muskingum County Recorder's Office;

Thence, with the north line of said VanReeth property and the north line of an 80.60 acres residue tract of the original 160 acres tract as conveyed to William N. and Katherine Balderson by the Fifth Parcel of Deed Volume 1135, Page 111 of the Muskingum County Recorder's Office, North 83°37'46" West a distance of 2,061.44 feet to an iron pin set, being the **TRUE POINT OF BEGINNING** for this description;

Thence, from said Point of Beginning and continuing with the north line of said Balderson tract, North 83°37'46" West a distance of 238.60 feet to an iron pin set;

Thence, leaving the north line of said Balderson tract, North 06°10'37" East a distance of 954.42 feet to a point in the centerline of County Road No. 180 (New Hope Road), passing over the north line of the southwest quarter of Section 15 at a distance of plus 344.46 feet and passing through two iron pins set at a distances of plus 824.42 feet and plus 924.42 feet, respectively;

Thence, with the centerline of County Road No. 180, South 77°43'30" East a distance of 239.96 feet to a point;

Thence, leaving the road, South 06°10'37" West a distance of 929.73 feet to the Point of Beginning, passing through two iron pins set at distances of plus 30.00 feet and plus 130.00 feet, respectively, and passing over the south line of the northwest quarter of Section 15 at a distance of plus 585.47 feet;

Containing 5.160 acres, more or less, of which:

3.274 acres in the northwest quarter of Section 15 (Parcel No. 23-23-40-15-03-002) and

1.886 acres in the southwest quarter of Section 15 (Parcel No. 23-23-40-15-08-000).

Subject to all legal right-of-ways, easement, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of County Road No. 180 (New Hope Road).

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

Subject to a 50.00 feet wide easement being reserved unto the grantors (Bruner Land Company, Inc.), their heirs, and or assigns, forever. Said easement being for the purpose of running utilities to other parcels of land on or near County Road No. 180. 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 County Road No. 180. Containing 0.275 acre, more or less, of easement.

The bearings in this description are for angle calculations only and are based on the south line of the northwest quarter of Section 15 used as South 83°34'53" East.

Page 2 of 2

Description of Parcel No. 2 (5.160 acres)

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 October 9, 2006; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Official Records Volume 2052, Page 254

Surveyor:

Date:

Roger W. Claus
10-10-06



SURVEY PLAT FOR BRUNER LAND CO., INC.

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM,
TOWNSHIP OF HIGHLAND, BEING IN SECTION 15, RANGE 5 WEST,
TOWNSHIP 2 NORTH, OF "THE UNITED STATES MILITARY DISTRICT".

PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP "OTSEGO"
- (4) SURVEY PLAT BY W. J. BIEDENBACH

THE BEARINGS ON THIS PLAT ARE FOR ANGLE
CALCULATIONS ONLY AND ARE BASED ON AN
ASSUMED BEARING ON THE SOUTH LINE OF
THE NORTHWEST QUARTER OF SECTION 15
USED AS SOUTH 83°34'53" EAST.

SURVEYORS CERTIFICATION:

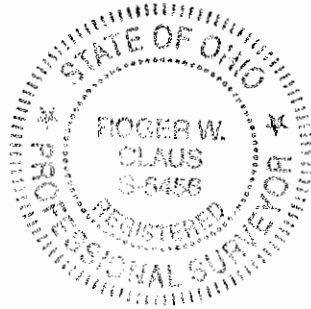
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND
CORRECT TO THE BEST OF MY KNOWLEDGE AND
THAT IT WAS PREPARED FROM AN ACTUAL FIELD
SURVEY OF THE PREMISES.

Roger W. Claus 10-30-06
ROGER W. CLAUS, REG. SURVEYOR 6456 DATE:
33310 CHRISTMAN RIDGE ROAD
LEWISVILLE, OHIO 43754
1-740-567-3168
1-740-567-3106 fax

REVISIONS	DATE	INITIALS
REVISED PARCEL NO.	10-23-06	R.W.C.

SURVEY PLAT FILE: 060718-3

Line	Bearing	Distance			
1	N 83°37'46"W	30.00'	57	S 77°43'30"E	239.35'
2	N 83°37'46"W	30.00'	58	S 6°10'37"W	30.00'
3	N 6°10'37"E	344.69'	59	S 6°10'37"W	100.00'
4	N 6°10'37"E	30.00'	60	S 6°10'37"W	344.06'
5	S 75°24'00"E	187.46'	61	N 83°37'46"W	297.00'
6	S 75°30'00"E	208.71'	62	S 77°43'30"E	298.69'
7	S 79°39'43"E	305.08'	63	S 6°10'37"W	30.00'
8	S 86°34'18"E	35.41'	64	S 6°10'37"W	100.00'
9	S 9°44'59"E	50.57'	65	S 6°10'37"W	343.81'
10	S 10°22'10"E	126.41'	66	N 83°37'46"W	311.00'
11	S 56°11'01"E	201.61'	67	S 77°43'30"E	11.20'
12	N 61°17'19"E	264.50'	68	S 75°30'00"E	208.71'
13	N 4°03'01"W	109.15'	69	S 79°39'43"E	93.59'
14	N 4°03'01"W	47.74'	70	S 6°10'37"W	30.00'
15	S 83°45'44"E	13.25'	71	S 6°10'37"W	100.00'
18	S 83°37'46"E	80.49'	72	S 6°10'37"W	343.55'
19	S 83°34'53"E	79.03'	73	N 83°37'46"W	76.20'
20	S 75°24'00"E	59.79'	74	S 79°39'43"E	211.49'
21	S 28°27'41"E	37.75'	75	S 6°10'37"W	218.72'
22	S 41°14'13"E	59.09'	76	S 6°10'37"W	343.15'
23	S 8°35'58"E	37.54'	77	N 83°37'46"W	177.00'
24	S 24°10'49"W	40.99'	78	N 83°37'46"W	121.44'
25	S 59°21'28"W	40.70'	79	S 80°24'04"E	361.95'
26	S 73°47'21"W	34.50'	80	S 6°10'37"W	30.00'
27	S 32°47'38"W	34.92'	81	S 6°10'37"W	100.00'
28	S 12°32'55"W	83.49'	82	S 6°10'37"W	342.68'
29	S 18°15'14"W	83.08'	83	S 80°24'04"E	173.31'
30	S 26°16'03"W	154.96'	84	S 81°02'20"E	194.06'
31	S 1°12'19"E	31.92'	85	S 6°10'37"W	30.00'
32	S 4°58'34"W	69.74'	86	S 6°10'37"W	100.00'
33	S 21°45'01"E	60.51'	87	N 83°34'53"W	191.47'
34	S 33°16'05"E	81.54'	88	S 81°02'20"E	20.24'
35	S 9°55'12"W	46.37'			
36	S 40°52'38"W	45.48'			
37	S 19°04'28"W	42.84'			
38	S 3°00'00"W	25.00'			
39	S 3°00'00"W	25.00'			
40	S 6°02'19"W	20.00'			
41	S 1°05'10"W	35.00'			
42	S 81°02'20"E	214.31'			
43	S 79°44'51"E	248.42'			
44	S 81°19'57"E	191.96'			
45	S 5°54'13"W	30.00'			
46	N 83°37'46"W	270.00'			
47	S 77°43'30"E	85.04'			
48	S 6°10'37"W	30.00'			
49	S 6°10'37"W	100.00'			
50	S 6°10'37"W	344.46'			
51	N 83°37'46"W	238.60'			
52	S 77°43'30"E	239.96'			
53	S 6°10'37"W	30.00'			
54	S 6°10'37"W	100.00'			
55	S 6°10'37"W	344.26'			
56	N 83°37'46"W	238.00'			



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

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.

- ⊗ = 8" CORNER FENCE POST FOUND
- ⊙ = 1/2" X 30" IRON PIN FOUND CAPPED "CLAUS 6456".
- = 5/8" X 30" IRON PIN SET CAPPED "CLAUS 6456"
- = 5/8" IRON PIN FOUND UNCAPPED.
- ◻ = 3/4" IRON PIN FOUND UNCAPPED.
- ⊙ = 5/8" IRON PIN FOUND CAPPED "BIEDENBACH 5718 - 6923"
- ▲ = " IRON PIN FOUND CAPPED "
- ⊙ = CONCRETE MONUMENT FOUND
- ⊞ = 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

TOTAL FARM = 56.996 ACRES
BRUNER LAND CO., INC.
O.R. VOL. 2052, PG. 254 -258

29.552 ACRES IN N.W. 1/4 OF SECTION 15
PART OF PARCEL NO. 23-23-40-15-03-002

PART OF PARCEL NO. 23-23-40-15-08-000
20.266 ACRES IN S.W. 1/4 OF SECTION 15

ALL OF PARCEL NO. 23-23-40-15-02-001
7.178 ACRES IN N.E. 1/4 OF SECTION 15

PRIOR OWNERS:
LYNN G. AND WINONA ELLIOTT
D.V. 1068, PG. 219

NOT IN 100 YEAR FLOOD PLAIN
FEMA FIRM MAP NO. 3904250075 C
ZONE "X" JUNE 3, 1988

WILLIAM D. WATSON -- 1/5 INTEREST
ROBERT E. WATSON -- 1/5 INTEREST
DEBRA ROMINE -- 1/5 INTEREST
LELAND E. WATSON -- 1/5 INTEREST
CYNTHIA WATSON -- 1/5 INTEREST
63.7 ACRES DEED
1ST. PARCEL OF D.V. 883, PG. 225
PARCEL NO. 56-56-60-01-23-000

WILLIAM N. BALDERSON
KATHERINE BALDERSON
VARIABLE WIDTH STRIP
DEED CALLS 33' WIDE ???
PART OF FIFTH PARCEL OF
D.V. 1135, PG. 111
PARCEL NO. 23-23-40-15-07-000

WILLIAM N. BALDERSON
KATHERINE BALDERSON
26.40' WIDTH STRIP (0.60 ACRE)
PART OF FIFTH PARCEL OF
D.V. 1135, PG. 111
PARCEL NO. 23-23-40-15-07-000

WILLIAM D. WATSON -- 1/5 INTEREST
ROBERT E. WATSON -- 1/5 INTEREST
DEBRA ROMINE -- 1/5 INTEREST
LELAND E. WATSON -- 1/5 INTEREST
CYNTHIA WATSON -- 1/5 INTEREST

80 ACRES DEED
2ND. PARCEL OF D.V. 883, PG. 225
PARCEL NO. 56-60-01-23-000

THE BEARINGS ON THIS PLAT ARE FOR ANGLE
CALCULATIONS ONLY AND ARE BASED ON AN
ASSUMED BEARING ON THE SOUTH LINE OF
THE NORTHWEST QUARTER OF SECTION 15
USED AS SOUTH 83°34'53" EAST.

LYNN G. ELLIOTT
1.03 ACRES
D.V. 636, PG. 263 (PLAT ON PAGE 262)
SEE AFFIDAVIT IN D.V. 723, PG. 111

LYNN G. AND WINONA ELLIOTT
O.R. VOL. 1725, PG. 860 = 1/2 INTEREST
PARCEL NO. 23-23-40-15-03-000

LYNN G. AND WINONA ELLIOTT
RESIDUE PART OF ORIGINAL
160 ACRES DEED
FIRST PARCEL OF D.V. 1068, PG. 219
PARCEL NO. 23-23-40-15-03-001

LYNN G. AND WINONA ELLIOTT
1.144 ACRES
D.V. 1068, PG. 219

LYNN G. AND WINONA ELLIOTT
O.R. VOL. 1725, PG. 860 = 1/2 INTEREST
PARCEL NO. 23-23-40-15-03-000

LYNN G. AND
WINONA ELLIOTT
40 ACRES
SECOND PARCEL OF
D.V. 1068, PG. 219
PARCEL NO.
23-23-40-15-02-000

PAGE 2 OF 2

SCALE 1" = 400'

0' 400' 800'

APPROVED FOR CLOSURE

J. WELDON AND JANICE E. FUNK
119.480 ACRES RESIDUE PART
OF ORIGINAL 120 ACRES DEED
SIXTH TRACT OF D.V. 629, PG. 14
PARCEL NO. 23-23-40-15-01-000

JOSEPH VANREETH
LUANN HILL
LITA J. VANREETH

160 ACRES DEED
D.V. 1130, PG. 705
PARCEL NO.
23-23-40-15-02-000

APPROVED
MINOR LOT SPLIT ONLY
MUSKINGUM COUNTY
PLANNING COMMISSION

Date 1/22/2007 Fee Paid

WILLIAM N. BALDERSON
KATHERINE BALDERSON
80.60 ACRES +/-
RESIDUE PART OF
ORIGINAL 140 ACRES DEED
FIFTH PARCEL OF D.V. 1135, PG. 111
PARCEL NO. 23-23-40-15-07-000

JOSEPH VANREETH
LUANN HILL
LITA J. VANREETH
60 ACRES DEED
D.V. 1114, PG. 550
PARCEL NO. 23-23-40-15-09-000

FOR LARGE OVERALL BOUNDARY PLAT SEE PLAT BOOK 19, PAGE 43

SURVEY PLAT FILE: 060718-4