

**DESCRIPTION OF PARCEL NO. 8**  
**(5.559 ACRES)**

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", and being bounded and described as follows:

Beginning 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, from said Point of Beginning and running 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 177.00 feet to an iron pin set;

Thence, leaving the north line of said Balderson tract, North 06°10'37" East a distance of 847.84 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 342.68 feet and passing through two iron pins set at distances of plus 717.84 feet and plus 817.84 feet, respectively;

Thence, with the centerline of County Road No. 180, the following two courses:

1. South 80°24'04" East a distance of 173.31 feet to a point in the east line of the northwest quarter of Section 15;
2. Thence South 81°02'20" East a distance of 194.06 feet to a point;

Thence, leaving the road, South 06°10'37" West a distance of 486.94 feet to an iron pin set in the south line of the northeast quarter of Section 15, passing through two iron pins set at distances of plus 30.00 feet and plus 130.00 feet, respectively;

Thence, with the quarter-section line, North 83°34'53" West a distance of 191.47 feet to the Point of Beginning;

Containing 5.559 acres, more or less, of which:

- 2.000 acres in the northwest quarter of Section 15 (Parcel No. 23-23-40-15-03-002),
- 2.173 acres in the northeast quarter of Section 15 (Parcel No. 23-23-40-15-02-001), and
- 1.386 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 0.422 acre, more or less, of easement.

Page 2 of 2

Description of Parcel No. 8 (5.559 acres)

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.

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 Record Volume 2052, Page 254

Surveyor: \_\_\_\_\_

Date: \_\_\_\_\_



APPROVED FOR CLOSURE

*[Signature]* 10/23/2006

# 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 PREVIOUS

*Roger W. Claus* 10-30-06  
ROGER W. CLAUS, REGISTERED 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'			

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

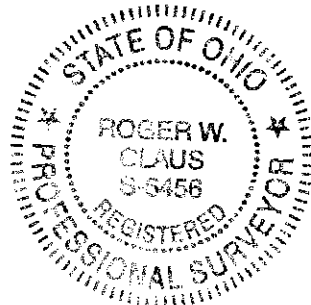
29.552 ACRES IN N.W. 1/4 OF SECTION 15  
PART OF PARCEL NO. 23-23-40-15-03-002

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



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

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

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

PAGE 2 OF 2

SCALE 1" = 400'

0' 400' 800'

APPROVED FOR CLOSURE

*[Signature]* 10/23/2016  
PARCEL 9 only

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

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

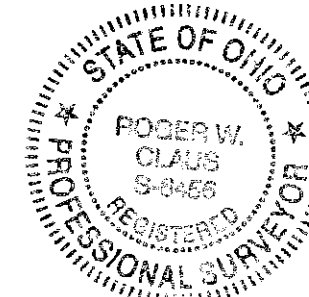
CENTERLINE C.R. 180  
NEW HOPE ROAD

JOSEPH VANREETH  
LUANN HILL  
LITA J. VANREETH

160 ACRES DEED  
D.V. 1130, PG. 705  
PARCEL NO.  
23-23-40-15-10-000

JOSEPH VANREETH  
LUANN HILL  
LITA J. VANREETH

OFFICE COPY  
NOT RECORDABLE



*[Signature]* 11/30/2016 yps

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

SURVEY PLAT FILE: 060718-4