## DESCRIPTION OF PARCEL NO. 4 (6.066 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 1,526.44 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 297.00 feet to an iron pin set;

Thence, leaving the north line of the aforementioned Balderson tract, North 06°10'37" East a distance of 905.11 feet to a point on the south side 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 344.06 feet and passing through two iron pins set at a distances of plus 775.11 feet and plus 875.11 feet, respectively;

Thence South 77°43'30" East a distance of 298.69 feet to a point in the centerline of County Road No. 180;

Thence, leaving the road, South 06°10'37" West a distance of 874.38 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 530.57 feet;

Containing 6.066 acres, more or less, of which:

3.721 acres in the northwest quarter of Section 15 (Parcel No. 23-23-40-15-03-002) and 2.345 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 0.343 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.

APPROVED FOR CLOSURE

Page 1 of 2

Page 2 of 2 Description of Parcel No. 4 (6.066 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 NOT SECONDALIS

Date:

	nt	Distance	57	S 77°43'30"E
Line	Bearing		58	S 6°10'37"W
1	N 83°37'46"W	30.00' 30.00'	59	S 6°10'37"W
2	N 83°37'46"W	• • • • •	60	S 6°10'37"W
3	N 6°10'37"E	344.69'	61	N 83°37'46"W
4	N 6°10'37"E	30.00'	62	S 77°43'30"E
5	S 75°24'00"E	187.46'	63	S 6°10'37"W
6	S 75°30'00"E	208.71'	64	S 6°10'37"W
7	S 79°39'43"E	305.08'	65	S 6°10'37"W
8	S 86°34'18"E	35.41'	66	N 83°37'46"W
9	S 9°44'59"E	50.57'	67	S 77°43'30"E
10	S 10°22'10"E	126.41'	68	S 75°30'00"E
11	S 56°11'01"E	201.61'	69	S 79°39'43"E
12	N 61°17'19"E	264.50'	70	S 6°10'37"W
13	N 4°03'01"W	109.15'	71	S 6°10'37"W
14	N 4°03'01"W	47.74'	72	S 6°10'37"W
15	S 83°45'44"E	13.25'	73	N 83°37'46"W
18	S 83°37'46"E	80.49'	74	S 79°39'43"E
19	S 83°34'53"E	79.03'	75	S 6°10'37"W
20	S 75°24'00"E	59.79'	76	S 6°10'37"W
21	S 28°27'41"E	37.75'	77	N 83°37'46"W
22	S 41°14'13"E	59.09'	78	N 83°37'46"W
	S 8°35'58"E	37.54'	79 79	S 80°24'04"E
23		37.34 40.99'	80	S 6°10'37"W
24	S 24°10'49"W		81	S 6°10'37"W
25	S 59°21'28"W	40.70'	82	S 6°10'37"W
26	S 73°47'21"W	34.50'	83	S 80°24'04"E
27	S 32°47'38"W	34.92'	84	S 81°02'20"E
28	S 12°32'55"W	83.49'	85	S 6°10'37"W
29	S 18°15'14"W	83.08'	86	S 6°10'37"W
30	S 26°16'03"W	154.96'	87	N 83°34'53"W
31	S 1°12'19"E	31.92'	88	S 81°02'20"E
32	S 4°58'34"W	69.74'		
33	S 21°45'01"E	60.51'		
34	S 33°16'05"E	81.54'		
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'	4	CLAU
49	S 6°10'37"W	100.00'	À	ROGER
50	S 6°10'37"W	344.46'	<i></i>	174
51	N 83°37'46"W	238.60'		Fax
52	S 77°43'30"E	239.96'	<i>₽</i> 7	333
53	S 6°10'37"W	30.00'		Lewis

S 6°10'37"W

S 6°10'37"W

N 83°37'46"W

100.00

344.26'

238.00



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

239.35'

30.00

100.00

344.06'

297.00

298.69

30.00'

100.00'

343.81

311.00

11.20'

208.71

93.59'

30.00'

100.00

343.55

76.20'

211.49'

218.72

343.15

177.00

121.44

361.95

30.00'

100.00

342,68

173.31

194.06

30.00'

100.00

191.47 20.24'

SUBJECT TO ALL LEGAL RIGHT-0F-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. 23-23-40-15-03-001

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. 23-23-40-15-02-000 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

## PAGE 1 OF 2

## 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. OUAD, 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 CERTIFIC	ATION:		
	G. SURVEYOR GE ROAD	WLEDGE AND ACTUAL FIELD <i>lo-lo-</i>	.06
REVISIONS	DATE	INITIALS	

SURVEY PLAT FILE: 060718-3

