

ADDRESS N/A

SNR

Description of 0.232 acre

Situated in the State of Ohio, County of Muskingum, Township of Highland, being in the northeast quarter of Section 21, Range 5 West, Township 2 North, of "The United States Military District", being part of a 41.87 acres tract as conveyed to Lloyd and Larry Garner by Parcel Two of Deed Volume 1064, Page 162 of the Muskingum County Recorder's Office, and being bounded and described as follows:

Commencing for reference at an iron pin found at the northwest corner of Section 21 (Note: Reference bearing on the north line of Section 21 used as South 89°29'56" East.);

thence, with the north line of Section 21, South 89°29'56" East a distance of 2,617.43 feet to an iron pin set at the northwest corner of the northeast quarter of Section 21, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning continuing with the north line of Section 21, South 89°29'56" East a distance of 27.00 feet to a point in the centerline of Township Road No. 185 (Peters Creek Road);

thence, with the centerline of Township Road No. 185, the following three courses:

- (1) South 02°03'00" West a distance of 253.36 feet to a point;
- (2) thence South 02°51'25" West a distance of 217.55 feet to a point;
- (3) thence South 04°37'26" West a distance of 149.60 feet to a point in the quarter section line;

thence, with the quarter section line and the west line of said Garner property, North 00°27'33" East a distance of 619.85 feet to The Point of Beginning;

containing 0.232 acre, more or less, out of Parcel No. 23-23-90-21-03-000.

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. 185.

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

All iron pins set are 1/2" x 30" rebar capped and labeled "Claus 6456".

The bearings in this description are for angle calculations only and are based on the north line of Section 21 used as an assumed bearing of South 89°29'56" East.

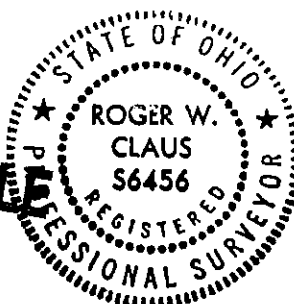
A plat of the above described survey has been submitted for file at the County Engineer's Office.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of February 21, 1997; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Parcel Two of Deed Volume 1064, Page 162

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER
BY alld
2-27-97

OFFICE COPY
NOT RECORDABLE
2-21-97



19 20

22 21

CLYTHA YOUNG
DV. 668 PG. 177
84.06 Ac.

N.W. CORNER OF
N.E. 1/4 OF SEC. 21

G. VICKERS
DV. 530 PG. 778
157.00 Ac.

SURVEY PLAT

for
BRUNER LAND COMPANY, INC.

Situated in the State of Ohio, County of
MUSKINGUM, Township of **HIGHLAND**,
being **IN THE NORTH HALF OF**
SECTION 21

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. quadrangle map **Bloomfield**
- (4) Survey plat by **JOSEPH SPILKER**.
- (5) Survey plat by **JOSEPH SALGERS**.
- (6) Survey plat by **JOSEPH SALGERS**.
- (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.

- = 1/2" iron pin set capped "Class 8456".
- = iron pin found uncapped.
- = iron pin found capped.
- ▲ = 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.

Feb 21, 1997

Roger W. Claus

DATE	REVISION

Roger W. Claus, P.E. 8456
33310 TH-2066
Lewisville, Ohio 43764
(614) 567-3168



(614) 567-3168

33310 TH-2066
Lewisville, Ohio 43764



LINE	BEARING	DIST.
A	S 02° 03' 00" W	253.36'
B	S 02° 51' 25" W	217.55'
C	S 04° 37' 26" W	149.60'
D	N 05° 17' 08" E	111.07'
E	N 00° 13' 20" E	99.46'
F	N 07° 47' 29" E	120.24'
G	N 11° 23' 02" E	99.58'
H	N 18° 44' 43" E	90.51'
I	N 22° 51' 38" E	138.96'
J	N 26° 55' 47" E	68.91'
K	N 32° 29' 20" E	86.25'
L	N 28° 19' 29" E	227.60'
M	N 25° 58' 11" E	264.58'
N	S 33° 57' 24" W	52.00'
O	S 40° 51' 41" W	50.96'
P	S 42° 58' 28" W	290.19'
Q	S 44° 48' 16" W	294.16'
R		
S	N 32° 02' 58" W	94.84'

PARCEL NO. 23-23-90-21-29-000
BRUNER LAND CO.
DV. 1130 PG. 915
123.75 Ac.

0.232 Ac TO BE CONVEYED
TO **BRUNER LAND CO.**
OUT OF DV. 1064 PG. 162

LLOYD & LARRY GARNER
DV. 1064 PG. 162
41.87 Ac. **PARCEL TWO**
PARCEL # 23-23-90-21-03-00

2.535 Ac. TO BE CONVEYED
TO **LLOYD & LARRY GARNER**
OUT OF DV. 1130 PG. 915

0.835 Ac TO BE CONVEYED
TO **BRUNER LAND CO.**
OUT OF DV. 1064
PG. 162

PARCEL ONE
LLOYD & LARRY GARNER
DV. 1064 PG. 162
21.07 Ac.

PARCEL #
23-23-90-21-06-00

DV. 1064 PG. 162
DV. 508 PG. 376
6.59 Ac.

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER
BY *[Signature]*
2-27-97

QUARTER SEC. LINE

970208