

25-30-03-44  
1935 FLINT RIDGE RD

## DESCRIPTION OF 5.316 ACRES

Situated in the State of Ohio, County of Muskingum, Township of Hopewell, being in Lot No. 9 of the Third Quarter, Range 9 West, Township 1 North, of "The United States Military District", and being bounded and described as follows:

Commencing for Reference at a point in the centerline of Township Road No. 415 (North Hopewell Road) at the southwest corner of Lot No. 9 (Note: Reference bearing on the south line of Lot No. 9 used as North 88°04'40" West.);

Thence, with the south line of Lot No. 9, South 88°04'40" East a distance of 1,102.19 feet to a point;

Thence, leaving the Lot line, North 01°58'17" East a distance of 460.00 feet to an iron pin set, being **THE TRUE POINT OF BEGINNING** for this description;

Thence, from said Point of Beginning and continuing, North 01°58'17" East a distance of 185.00 feet to an iron pin set;

Thence North 78°36'12" East a distance of 827.66 feet to a point in the centerline of County Road No. 8 (Flint Ridge Road), passing through two iron pins set at distances of plus 713.99 feet and plus 798.99 feet, respectively;

Thence, with the centerline of County Road No. 8, the following three courses:

(1) South 27°25'39" East a distance of 64.94 feet to a point;

(2) Thence South 34°27'49" East a distance of 134.11 feet to a point;

(3) Thence South 33°23'19" East a distance of 51.78 feet to a point;

Thence, leaving the road, South 70°10'48" West a distance of 240.78 feet to an iron pin set, passing through two iron pins set at distances of plus 18.74 feet and plus 103.74 feet, respectively;

Thence South 73°14'29" West a distance of 314.26 to an iron pin set;

Thence North 85°15'04" West a distance of 426.05 feet to The Point of Beginning;

Containing 5.316 acres, more or less.

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. 8.

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

Subject to a 50.00 feet wide easement being reserved unto the grantors, 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. 8. Said easement runs in a north-south direction across the east end of the above-described property with the east line of said easement being the centerline of County Road No. 8. Containing 0.288 acres, more or less, of easement.

All iron pins set are 5/8" x 30" rebar capped and labeled "Claus 6456".

25-25-30-03-25 (PART)

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY                       
9-27-2000

Page 2 of 2  
Description of 5.316 acres

The bearings in this description are for angle calculations only and are based on the south line of Lot No. 9 used as an assumed bearing of North 88°04'40" West.

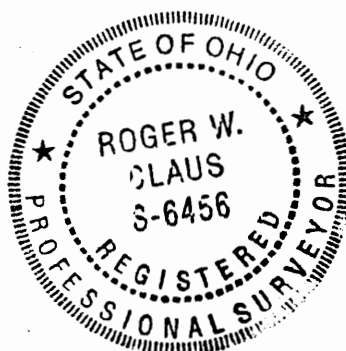
A plat of the above-described survey has been submitted for file at the County Engineer's Office.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on an actual field survey of September 7, 2000; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Official Record Volume 528, Page 676  
Reference deed: Parcel II of Deed Volume 111, Page 111

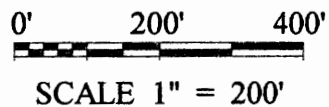
Surveyor: *Roger W. Claus*

Date: 09-22-00



OFFICE COPY  
NOT RECORDABLE

- 1-1/2" IRON PIN FOUND UNCAPPED
- AXLE FOUND
- 5/8" IRON PIN FOUND CAPPED "BIEDENBACH 5718-6923"
- 5/8" IRON PIN FOUND UNCAPPED.
- 1" IRON PIN FOUND UNCAPPED.
- 1/2" X 30" IRON PIN FOUND CAPPED "CLAUS 6456".
- 5/8" X 30" IRON PIN SET CAPPED "CLAUS 6456"
- 1/2" IRON PIN FOUND UNCAPPED.
- 5/8" IRON PIN FOUND CAPPED "EMLER 7760"
- 5/8" IRON PIN FOUND CAPPED "LINN 7113"
- 5/8" IRON PIN FOUND CAPPED "HARKNESS 7760"
- 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



THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON AN ASSUMED BEARING ON THE SOUTH LINE OF LOT NO. 9 USED AS NORTH 88°04'40" WEST.

92.583 ACRES  
 (-) 5.316 ACRES  
 -----  
 = 87.267 ACRES RESIDUE  
 BRUNER LAND CO., INC.  
 O.R. VOL. 1529, PG. 676  
 PARCEL NO. 25-25-30-03-25-000

# SURVEY PLAT FOR BRUNER LAND CO., INC.

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF HOPEWELL, BEING LOT NO. 9, IN THE THIRD QUARTER, RANGE 9 WEST, TOWNSHIP 1 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 "GRATIOT"
- (4) ASCS AERIAL PHOTO
- (5) 2 SURVEY PLATS BY RICHARD MAX GRAVES
- (6) SURVEY PLAT #01 BY C.R. HARKNESS
- (7) 4 SURVEY PLATS W. J. BIENENBACH
- (8) SURVEY PLAT JOHN R. MARSHALL
- (9) SURVEY PLAT #02 BY C.R. HARKNESS
- (10) SURVEY PLAT RANDALL A. EMLER
- (11) 2 SURVEY PLATS BY TIMOTHY H. LINN

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.

Line	Bearing	Distance
15	N 88°04'40"W	30.00'
16	N 1°58'17"E	185.00'
17	N 78°36'12"E	85.00'
18	N 78°36'12"E	28.67'
19	S 27°25'39"E	64.94'
20	S 34°27'49"E	134.11'
21	S 33°23'19"E	51.78'
22	S 70°10'48"W	18.74'
23	S 70°10'48"W	85.00'
24	N 70°11'37"W	29.84'
25	S 86°19'35"W	41.83'
26	S 60°28'28"W	55.94'
27	S 35°37'30"W	140.72'
28	S 87°26'16"E	8.46'
29	S 70°10'48"W	137.04'
30	S 73°14'29"W	314.26'
31	N 28°15'35"W	2.00'

WITH WEST LINE OF LOT NO. 9  
 RUNS NEAR CENTERLINE T.R. 415  
 NORTH HOPEWELL ROAD

S.W. CORNER  
 OF LOT NO. 9

LOT  
22

LOT  
9

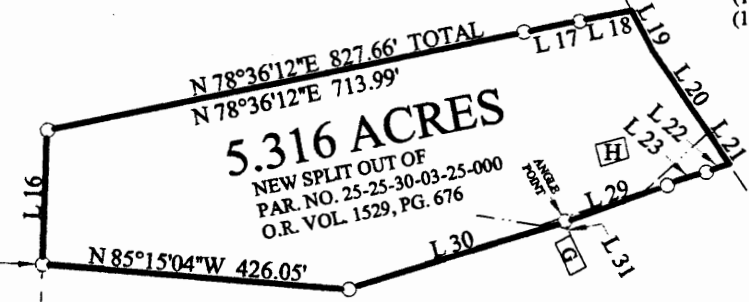
LOT  
21

LOT  
10

N 88°04'40"W 1102.19' TOTAL  
 N 88°04'40"W 1072.19'

ERNEST ZWAHLEN, III  
 1.00 ACRES  
 D.V. 1039, PG. 327

TRUE POINT OF  
 BEGINNING FOR  
 5.316 ACRES  
 DESCRIPTION



N 1°58'17"E 460.00'

N 88°04'40"W 2653.78' TOTAL

DEBORAH J. AND JAMES R. COOPER  
 59.00 ACRES  
 PART OF 195.44 ACRES  
 D.V. 1089, PG. 247



## SURVEYOR 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* 09-22-00  
 ROGER W. CLAUS, REG. SURVEYOR 6456 DATE:  
 33310 CHRISTIAN RIDGE ROAD  
 LEWISVILLE, OH 43075  
 1-740-567-3168  
 1-740-567-3106 fax

REVISIONS	DATE	INITIALS

SURVEY PLAT FILE: 000905-3