

**DESCRIPTION OF PARCEL No. 4**  
**(13.561 Acres)**

Situated in the State of Ohio, County of Muskingum, Township of Newton, being part in the northeast quarter of the southeast quarter of Section 14 and part in the northwest quarter of the southwest quarter of Section 13, Range 14 West, Township 15 North, of "The Congress Lands East of the Scioto River", and being bounded and described as follows:

Beginning at an iron pin set at the northwest corner of of the southwest quarter of Section 13 (Note: Reference bearing on the west line of the southwest quarter of Section 13 and the east line of the southeast quarter of Section 14 used as South 00°09'30" West);

thence, from said Point of Beginning and running with the north line of the northwest quarter of the southwest quarter of Section 13, South 89°38'37" East a distance of 1,335.84 feet to a an iron pin found at the northeast corner of the northwest quarter of the southwest quarter of Section 13, being the northwest corner of a 15.81 acres tract as conveyed to Troy C. Fitz and Amy Beegle by Official Records Volume 1806, Page 149 of the Muskingum County Recorder's Office, passing through a 5/8" iron pin found uncapped at a distance of plus 25.15 feet, passing through an iron pin set at a distance of plus 102.42 feet, passing over the centerline of Township Road No. 264 (Mahon Road) at a distance of plus 132.42 feet, and passing through a 5/8" iron pin found capped "RLS 5410" at a distance of plus 164.41 feet, respectively;

thence, with the east line of the northwest quarter of the southwest quarter of Section 13 (being the west line of said Fitz and Beegle tract), South 00°26'28" East a distance of 630.76 feet to an iron pin found at the southwest corner of said Fitz and Beegle tract;

thence, leaving the quarter-quarter section line and said Fitz and Beegle property, North 89°21'53" West a distance of 435.65 feet to an iron pin set;

thence North 12°02'32" West a distance of 176.02 feet to an iron pin set;

thence South 85°25'59" West a distance of 403.02 feet to an iron pin set;

thence North 00°05'55" East a distance of 206.86 feet to an iron pin set;

thence North 89°13'56" West a distance of 84.15 feet to a point in the centerline of a well road, passing through an iron pin set at a distance of 69.95 feet;

thence, with the centerline of said well road, the following eight courses:

1. North 53°26'42" West a distance of 98.74 feet to a point;
2. thence North 60°39'51" West a distance of 108.87 feet to a point;
3. thence North 72°03'25" West a distance of 42.21 feet to a point;
4. thence South 84°05'36" West a distance of 37.58 feet to a point;
5. thence South 61°46'11" West a distance of 103.07 feet to a point;
6. thence South 71°06'43" West a distance of 52.30 feet to a point, passing over the west line of the southwest quarter of Section 13 at a distance of plus 43.17 feet;
7. thence South 77°53'18" West a distance of 73.57 feet to a point;
8. thence North 72°16'10" West a distance of 40.69 feet to a point in the centerline intersection with Township Road No. 264 (Mahon Road);

thence, with the centerline of Township Road No. 264, the following two courses:

1. North 56°37'03" East a distance of 68.57 feet to a point;
2. thence North 44°28'44" East a distance of 88.97 feet to a point in the east line of the southeast quarter of Section 14;

thence, with said section line, North 00°09'30" East a distance of 132.41 feet to the Point of Beginning, passing through an iron pin set at a distance of plus 30.00 feet;

containing 13.561 acres, more or less, of which:

- 0.136 acre is in Section 14, being a new split from Parcel No. 47-50-14-20-000 and
- 13.425 acres are in Section 13, being a new split from Parcel No. 47-52-13-16-000.

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**TOGETHER WITH AND SUBJECT TO:** a 30 feet-wide, common-use right-of-way, for the purposes of ingress to any and all properties along said right-of-way and egress to Township Road No. 264 (Mahon Road). Said right-of-way being more particularly described as follows:

Commencing for reference at an iron pin set at the northwest corner of of the southwest quarter of Section 13;

thence, with said section line, South 00°09'30" West a distance of 132.41 feet to a point in the centerline of Township Road No. 264;

thence, with the centerline of Township Road No. 264, the following two courses:

1. South 44°28'44" West a distance of 88.97 feet to a point;
2. thence South 56°37'03" West a distance of 68.57 feet to a point in the centerline intersection with a well road, being the **TRUE POINT OF BEGINNING** for this right-of-way description;

thence, from said Point of Beginning and running with the centerline of said well road, the following eight courses:

1. South 72°16'10" East a distance of 40.69 feet to a point;
2. thence North 77°53'18" East a distance of 73.57 feet to a point;
3. thence North 71°06'43" East a distance of 52.30 feet to a point, passing over the east line of the southeast quarter of Section 14 at a distance of plus 9.13 feet;
4. thence North 61°46'11" East a distance of 103.07 feet to a point;
5. thence North 84°05'36" East a distance of 37.58 feet to a point;
6. thence South 72°03'25" East a distance of 42.21 feet to a point;
7. thence South 60°39'51" East a distance of 108.87 feet to a point;
8. thence South 53°26'42" East a distance of 98.74 feet to a point, being the **TRUE POINT OF ENDING** for this right-of-way description;

containing 0.384 acre, more or less, of right-of-way.

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

Description of Parcel No. 4 (13.561 acres)

Subject to the right-of-way of Township Road No. 264 (Mahon Road).

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

All iron pins set are 5/8" x 30" rebar capped and labeled "Biedenbach 7881".

The bearings in this description are for angle calculations only and are based on the east line of the southeast quarter of Section 14 and the west line of the southwest quarter of Section 13 used as an assumed bearing of South 00°09'30" West.

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

The above description prepared by Gregory A. Biedenbach, Registered Surveyor No. 7881, based on an actual field survey of December 1, 2008; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Official Records Volume 2171, Page 317.

Surveyor:

Date:

Survey File: GB-1297

DESCRIPTION

APPROVED

By:

APPROVED

MINOR LOT SPLIT ONLY

MUSKINGUM COUNTY

PLANNING COMMISSION DIRECTOR

Date

Fee Paid

Date 1/13/05

Fee Paid

MUSKINGUM COUNTY  
APPROVED  
PLANNING COMMISSION DIRECTOR

Section 13

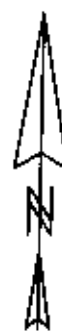
Section 14

THE BEARINGS ON THIS PLAT ARE FOR  
ANGLE CALCULATIONS ONLY AND ARE  
BASED ON AN ASSUMED BEARING ON  
THE EAST LINE OF THE SOUTHEAST  
QUARTER OF SECTION 14 AND THE WEST  
LINE OF THE SOUTHWEST QUARTER OF  
SECTION 13 USED AS SOUTH 00°09'30" WEST.

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.

Michael J. and  
Brandi A. Harper  
5.00 Acres  
O.R.V. 1980, Pg. 492

Line	Bearing	Distance
14	N 89°11'56"W	84.15'
18	N 0°09'30"E	132.41'
25	N 53°26'42"W	34.59'
26	N 53°26'42"W	98.74'
27	N 60°39'51"W	108.87'
28	N 72°03'25"W	42.21'
29	S 84°05'36"W	37.58'
30	S 61°46'11"W	103.07'
31	S 71°06'43"W	52.30'
32	S 77°53'18"W	73.57'
33	N 72°16'10"W	40.69'
34	N 56°37'03"E	68.57'
35	N 44°28'44"E	88.97'
37	N 12°02'32"W	176.02'
38	N 0°05'55"E	206.86'



# SURVEY PLAT FOR BRUNER LAND COMPANY, INC.

Troy C. Fitz and  
Amy Beegle  
34.27 Acres  
O.R.V. 1806, Pg. 149

S 89°38'37"E 1335.84' Total  
1171.43'

DESCRIPTION

APPROVED  
By: *[Signature]*

N.E. Corner  
N.W. 1/4  
S.W. 1/4  
Section 13

## 13.561 Acres

SITUATED IN THE STATE OF OHIO, COUNTY  
OF MUSKINGUM, TOWNSHIP OF NEWTON,  
BEING PART IN THE SOUTHEAST QUARTER  
OF SECTION 14 AND PART IN THE NORTH-  
WEST QUARTER OF THE SOUTHWEST  
QUARTER OF SECTION 13, RANGE 14 WEST,  
TOWNSHIP 15 NORTH, OF "THE CONGRESS  
LANDS EAST OF THE SCIOTO RIVER".

## PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP "CROOKSVILLE"
- (4) SURVEY PLAT BY DONALD E. BINKLEY II
- (5) SURVEY PLAT BY MICHAEL D. NICHOLS
- (6) SURVEY PLAT BY DOUGLAS R. DAVIS

Troy C. Fitz and  
Amy Beegle  
15.81 Acres  
O.R.V. 1806, Pg. 149

SCALE 1" = 150'

Approved For Transfer  
No On-Lot Sewage

Date 1/13/05  
*[Signature]*

Zanesville - Muskingum Co.  
Health Department

SURVEY PLAT FILE: GB-12974

NOTE: THIS COPY IS AN ORIGINAL COPY ONLY  
WITH ORIGINAL SIGNATURE AND EMBOSSED SEAL.

Residue of:  
Bruner Land Company, Inc.  
126.221 Acres  
O.R.V. 2171, Pg. 317

New Split From:  
Bruner Land Company, Inc.  
126.221 Acres  
O.R.V. 2171, Pg. 317

0.136 Acre in Section 14  
Parcel No. 47-50-14-20-000

13.425 acres are in Section 13  
Parcel No. 47-52-13-16-000

Residue of:  
Bruner Land Company, Inc.  
126.221 Acres  
O.R.V. 2171, Pg. 317

## 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. TITLE IS NOT  
GUARANTEED BY THIS SURVEY.

**NOT RECORDED**  
GREGORY A. BIEDENBACH, DATE 12/1/08  
REG. SURVEYOR 7881  
114 ADAMS AVENUE  
WOODSFIELD, OHIO 43793  
1.740.472.1262 OFFICE  
1.740.472.5298 FAX

P.O.B.  
30' R/W

P.O.B.  
20' R/W

④

Centerline  
T.R. 264  
(Mahon Rd. - 40')

Section 13

Section 14

30.00'

77.27'

25.15'

102.41'

1.18 T.

L.35

9.13'

L.34

L.33

L.32

L.31

Tot.

43.17'

C/L 20' R/W

L.30

L.28

C/L Well Rd.

L.27

L.26

14.20'

69.95'

L.14 T.

L.38

N 85°25'59"E 403.02'

L.37

N 89°21'53"W 435.65'

S 0°26'28"E 630.76'