

T860 PAYNE RD

DESCRIPTION OF PARCEL NO. 2

Situated in the State of Ohio, County of Muskingum, Township of Newton, being in the southeast quarter of Section 35, Range 14 West, Township 15 North, of "The Congress Lands East of The Scioto River", and being bounded and described as follows:

Commencing for Reference at the calculated northeast corner of the southeast quarter of Section 35 (Note: Reference bearing on the east line of the southeast quarter of Section 35 used as South 00°14'45" East.);

Thence, with the east line of Section 35, South 00°14'45" East a deed call distance of 919.38 feet to a marked stone found at the southeast corner of an original 55.83 acres tract as conveyed to Ellen M. Milner by Official Records Volume 1571, Page 732 of the Muskingum County Recorder's Office;

Thence, with the south line of said Milner property, North 89°56'53" West a distance of 528.46 feet to an iron pin set, being **THE TRUE POINT OF BEGINNING** for this description;

Thence, from said Point of Beginning and leaving the Milner property line, South 05°53'15" West a distance of 996.31 feet to an iron pin set in the north line of an original 25 acres tract as conveyed to Norman W. and Jennifer S. Sagle by the Second Parcel of Official Records Volume 1139, Page 197 of the Muskingum County Recorder's Office, passing through two iron pins set at distances of plus 165.89 feet and plus 896.31 feet, respectively;

Thence, with the north line of said Sagle property, North 89°37'14" West a distance of 315.00 feet to a point in the centerline of Township Road No. 262 (Payne Road), passing through an iron pin set at a distance of plus 285.00 feet;

Thence, with the centerline of Township Road No. 262, North 57°50'12" West a distance of 426.59 feet to a point;

Thence, leaving the road, North 36°41'12" East a distance of 950.32 feet to an iron pin set in the south line of the aforementioned Ellen M. Milner property, passing through two iron pins set at distances of plus 30.00 feet and plus 130.00 feet, respectively;

Thence, with the south line of said Milner property, South 89°56'53" East a distance of 210.56 feet to The Point of Beginning;

Containing 10.616 acres, more or less, being a new split out of Parcel No. 46-47-94-35-17-000.

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

Subject to the right-of-way of Township Road No. 262.

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 Township Road No. 262. Said easement runs in an east-west direction across the south end of the above-described property with the south line of said easement being the centerline of Township Road No. 262. Containing 0.490 acre, more or less, of easement.

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

The bearings in this description are for angle calculations only and are based on the east line of the southeast quarter of Section 35 used as South 00°14'45" East.

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

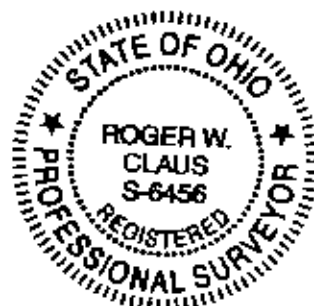
The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on an actual field survey of April 27, 2004; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Official Records Volume _____, Page _____.

Surveyor: _____

Date: _____

**OFFICE COPY of
NOT RECORDABLE**



DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY _____

5-3-2004



0' 100' 200'
SCALE 1" = 100'

Line	Bearing	Distance
1	S 2°23'55"E	14.71'
2	S 2°23'55"E	100.00'
3	S 2°23'55"E	30.00'
4	S 62°17'56"W	158.88'
5	N 89°37'14"W	30.00'
6	N 89°37'14"W	170.00'
7	N 89°37'14"W	30.00'
8	N 27°18'08"W	27.82'
9	N 27°18'08"W	38.42'
10	N 9°27'29"E	82.42'
11	N 18°34'11"E	169.41'
12	N 17°17'00"E	102.20'
13	N 94°7'00"E	118.89'
14	S 89°56'53"E	25.00'
15	S 5°53'15"W	165.89'
16	S 5°53'15"W	100.00'
17	S 36°41'12"W	100.00'
18	S 36°41'12"W	30.00'
19	S 31°42'55"W	100.00'
20	S 31°42'55"W	30.00'
21	S 89°34'36"E	16.89'
22	N 87°03'10"E	16.74'
23	N 21°44'07"E	56.96'
24	S 89°37'14"E	50.00'

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 35 USED AS SOUTH 0°14'45" EAST.

ELLEN M. MILNER
54.83 ACRES RESIDUE
OF ORIGINAL 55.83 ACRES
O.R. VOL. 1571, PG. 732

N.E. CORNER OF
S.E. 1/4 OF SECTION 35
CALCULATED
CORNER ONLY

35 36
35 36

SURVEY PLAT FOR BRUNER LAND CO., INC.

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM,
TOWNSHIP OF NEWTON, BEING IN THE SOUTHEAST QUARTER
SECTION 35, 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) TWO SURVEY PLATS BY KEVIN CANNON
- (5) THREE SURVEY PLATS BY R. L. DANIELS
- (6) SURVEY PLAT BY JOHN E. MARSHALL
- (7) TWO SURVEY PLATS BY STEVEN B. WALTON

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" IRON PIPE FOUND UNCAPPED
5/8" X 30" IRON PIN SET CAPPED "CLAUS 6456"
5/8" IRON PIN FOUND UNCAPPED.
5/8" IRON PIN FOUND CAPPED "BIEDENBACH PS-5718, PS-6923"
5/8" IRON PIN FOUND CAPPED "CLS 7224"
" 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

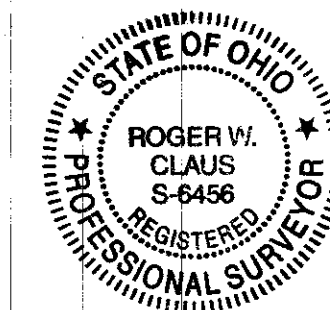
SURVEYORS CERTIFICATION:

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.

**OFFICE COPY
NOT RECORDABLE**

ROGER W. CLAUS, REG. SURVEYOR 6456 DATE: 04-28-04
33310 CHRISTMAN RIDGE ROAD
LEWISVILLE, OHIO 43754
1-740-567-3168
1-740-567-3106 fax

REVISIONS	DATE	INITIALS



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



FORREST R. SIMMONS
5.93 ACRES
D.V. 792, PG. 45

④
5.022 ACRES

③
5.003 ACRES

②
10.616 ACRES

①
6.070 ACRES

JOHN EDWARD SIMMONS
JENNIE SIMMONS
20.89 ACRES +/- RESIDUE PART
OF ORIGINAL 61.65 ACRES
FIRST PARCEL OF TRACT ONE
O.R. VOL. 1502, PG. 896
PARCEL NO. 46-47-94-35-17-000

15.735 ACRES +/-
SEE RECENT PLAT BY
KEVIN CANNON
03-19-04

5.16 ACRES
SEE RECENT PLAT BY
KEVIN CANNON
03-19-04

TOTAL FARM = 26.711 ACRES
NEW SURVEY FOR BRUNER LAND CO., INC.
O.R. VOL. _____, PG. _____
PART OF PARCEL NO. 46-47-94-35-17-000

PRIOR OWNERS:
JOHN EDWARD SIMMONS
JENNIE SIMMONS
O.R. VOL. 1502, PG. 896
PARCEL NO. 46-47-94-35-17-000

NORMAN W. AND JENNIFER S. SAGLE
23.37 ACRES RESIDUE PART
OF ORIGINAL 25 ACRES
SECOND PARCEL OF
O.R. VOL. 1139, PG. 197

DESCRIPTION APPROVED
FOR RECORDATION
BY: *[Signature]*
5-3-2004

5.00 ACRES
L. EMERICK

CENTERLINE C.R. 36
SWANKHAMMER ROAD

NORMAN W. AND
JENNIFER S. SAGLE

DUSTY M. BYERS
0.86 ACRE
O.R. VOL. 1657, PG. 121

CENTERLINE C.R. 86
SWANKHAMMER ROAD

ADJUSTED LINE OF THIS SURVEY
TO BETTER SATISFY DEED DISTANCES
AND ACTUAL ROAD LOCATION

CENTERLINE T.R. 262
PAYNE ROAD

N 89°37'14"W 315.00' TOTAL
N 89°37'14"W 285.00'

N 89°37'14"W 200.00' TOTAL
L.6

N 89°37'14"W 200.00' TOTAL
L.5

N 89°37'14"W 200.00' TOTAL
L.4

N 89°37'14"W 200.00' TOTAL
L.3

N 89°37'14"W 200.00' TOTAL
L.2

N 89°37'14"W 200.00' TOTAL
L.1

N 89°37'14"W 200.00' TOTAL
L.0

N 89°37'14"W 200.00' TOTAL
L.-1

N 89°37'14"W 200.00' TOTAL
L.-2

N 89°37'14"W 200.00' TOTAL
L.-3

N 89°37'14"W 200.00' TOTAL
L.-4

N 89°37'14"W 200.00' TOTAL
L.-5

N 89°37'14"W 200.00' TOTAL
L.-6

N 89°37'14"W 200.00' TOTAL
L.-7

N 89°37'14"W 200.00' TOTAL
L.-8

N 89°37'14"W 200.00' TOTAL
L.-9

N 89°37'14"W 200.00' TOTAL
L.-10

N 89°37'14"W 200.00' TOTAL
L.-11

N 89°37'14"W 200.00' TOTAL
L.-12

N 89°37'14"W 200.00' TOTAL
L.-13

N 89°37'14"W 200.00' TOTAL
L.-14

N 89°37'14"W 200.00' TOTAL
L.-15

N 89°37'14"W 200.00' TOTAL
L.-16

N 89°37'14"W 200.00' TOTAL
L.-17

N 89°37'14"W 200.00' TOTAL
L.-18

N 89°37'14"W 200.00' TOTAL
L.-19

N 89°37'14"W 200.00' TOTAL
L.-20

N 89°37'14"W 200.00' TOTAL
L.-21

N 89°37'14"W 200.00' TOTAL
L.-22

N 89°37'14"W 200.00' TOTAL
L.-23

N 89°37'14"W 200.00' TOTAL
L.-24

N 89°37'14"W 200.00' TOTAL
L.-25

N 89°37'14"W 200.00' TOTAL
L.-26

N 89°37'14"W 200.00' TOTAL
L.-27

N 89°37'14"W 200.00' TOTAL
L.-28

N 89°37'14"W 200.00' TOTAL
L.-29

N 89°37'14"W 200.00' TOTAL
L.-30

N 89°37'14"W 200.00' TOTAL
L.-31

N 89°37'14"W 200.00' TOTAL
L.-32

N 89°37'14"W 200.00' TOTAL
L.-33

N 89°37'14"W 200.00' TOTAL
L.-34

N 89°37'14"W 200.00' TOTAL
L.-35

N 89°37'14"W 200.00' TOTAL
L.-36

N 89°37'14"W 200.00' TOTAL
L.-37

N 89°37'14"W 200.00' TOTAL
L.-38

N 89°37'14"W 200.00' TOTAL
L.-39

N 89°37'14"W 200.00' TOTAL
L.-40

N 89°37'14"W 200.00' TOTAL
L.-41

N 89°37'14"W 200.00' TOTAL
L.-42

N 89°37'14"W 200.00' TOTAL
L.-43

N 89°37'14"W 200.00' TOTAL
L.-44

N 89°37'14"W 200.00' TOTAL
L.-45

N 89°37'14"W 200.00' TOTAL
L.-46

N 89°37'14"W 200.00' TOTAL
L.-47

N 89°37'14"W 200.00' TOTAL
L.-48

N 89°37'14"W 200.00' TOTAL
L.-49

N 89°37'14"W 200.00' TOTAL
L.-50

N 89°37'14"W 200.00' TOTAL
L.-51

N 89°37'14"W 200.00' TOTAL
L.-52

N 89°37'14"W 200.00' TOTAL
L.-53

N 89°37'14"W 200.00' TOTAL
L.-54

N 89°37'14"W 200.00' TOTAL
L.-55

N 89°37'14"W 200.00' TOTAL
L.-56

N 89°37'14"W 200.00' TOTAL
L.-57

N 89°37'14"W 200.00' TOTAL
L.-58

N 89°37'14"W 200.00' TOTAL
L.-59

N 89°37'14"W 200.00' TOTAL
L.-60

N 89°37'14"W 200.00' TOTAL
L.-61

N 89°37'14"W 200.00' TOTAL
L.-62

N 89°37'14"W 200.00' TOTAL
L.-63

N 89°37'14"W 200.00' TOTAL
L.-64

N 89°37'14"W 200.00' TOTAL
L.-65

N 89°37'14"W 200.00' TOTAL
L.-66

N 89°37'14"W 200.00' TOTAL
L.-67

N 89°37'14"W 200.00' TOTAL
L.-68

N 89°37'14"W 200.00' TOTAL
L.-69

N 89°37'14"W 200.00' TOTAL
L.-70

N 89°37'14"W 200.00' TOTAL
L.-71

N 89°37'14"W 200.00' TOTAL
L.-72

N 89°37'14"W 200.00' TOTAL
L.-73

N 89°37'14"W 200.00' TOTAL
L.-74

N 89°37'14"W 200.00' TOTAL
L.-75

N 89°37'14"W 200.00' TOTAL
L.-76

N 89°37'14"W 200.00' TOTAL
L.-77

N 89°37'14"W 200.00' TOTAL
L.-78

N 89°37'14"W 200.00' TOTAL
L.-79

N 89°37'14"W 200.00' TOTAL
L.-80

N 89°37'14"W 200.00' TOTAL
L.-81

N 89°37'14"W 200.00' TOTAL
L.-82

N 89°37'14"W 200.00' TOTAL
L.-83

N 89°37'14"W 200.00' TOTAL
L.-84

N 89°37'14"W 200.00' TOTAL
L.-85

N 89°37'14"W 200.00' TOTAL
L.-86

N 89°37'14"W 200.00' TOTAL
L.-87

N 89°37'14"W 200.00' TOTAL
L.-88

N 89°37'14"W 200.00' TOTAL
L.-89

N 89°37'14"W 200.00' TOTAL
L.-90

N 89°37'14"W 200.00' TOTAL
L.-91

N 89°37'14"W 200.00' TOTAL
L.-92

N 89°37'14"W 200.00' TOTAL
L.-93

N 89°37'14"W 200.00' TOTAL
L.-94

N 89°37'14"W 200.00' TOTAL
L.-95

N 89°37'14"W 200.00' TOTAL
L.-96

N 89°37'14"W 200.00' TOTAL
L.-97

N 89°37'14"W 200.00' TOTAL
L.-98

N 89°37'14"W 200.00' TOTAL
L.-99

N 89°37'14"W 200.00' TOTAL
L.-100

N 89°37'14"W 200.00' TOTAL
L.-101

N 89°37'14"W 200.00' TOTAL
L.-102

N 89°37'14"W 200.00' TOTAL
L.-103

N 89°37'14"W 200.00' TOTAL
L.-104

N 89°37'14"W 200.00' TOTAL
L.-105

N 89°37'14"W 200.00' TOTAL
L.-106

N 89°37'14"W 200.00' TOTAL
L.-107

N 89°37'14"W 200.00' TOTAL
L.-108

N 89°37'14"W 200.00' TOTAL
L.-109

N 89°37'14"W 200.00' TOTAL
L.-110

N 89°37'14"W 200.00' TOTAL
L.-111

N 89°37'14"W 200.00' TOTAL
L.-112

N 89°37'14"W 200.00' TOTAL
L.-113

N 89°37'14"W 200.00' TOTAL
L.-114

N 89°37'14"W 200.00' TOTAL
L.-115

N 89°37'14"W 200.00' TOTAL
L.-116

N 89°37'14"W 200.00' TOTAL
L.-117

N 89°37'14"W 200.00' TOTAL
L.-118

N 89°37'14"W 200.00' TOTAL
L.-119

N 89°37'14"W 200.00' TOTAL
L.-120

N 89°37'14"W 200.00' TOTAL
L.-121

N 89°37'14"W 200.00' TOTAL
L.-122

N 89°37'14"W 200.00' TOTAL
L.-123

N 89°37'14"W 200.00' TOTAL
L.-124

N 89°37'14"W 200.00' TOTAL
L.-125

N 89°37'14"W 200.00' TOTAL
L.-126

N 89°37'14"W 200.00' TOTAL
L.-127

N 89°37'14"W 200.00' TOTAL
L.-128

N 89°37'14"W 200.00' TOTAL
L.-129

N 89°37'14"W 200.00' TOTAL
L.-130

N 89°37'14"W 200.00' TOTAL
L.-131

N 89°37'14"W 200.00' TOTAL
L.-132

N 89°37'14"W 200.00' TOTAL
L.-133

N 89°37'14"W 200.00' TOTAL
L.-134

N 89°37'14"W 200.00' TOTAL
L.-135

N 89°37'14"W 200.00' TOTAL
L.-136

N 89°37'14"W 200.00' TOTAL
L.-137

N 89°37'14"W 200.0