

### DESCRIPTION OF PARCEL NO. 3

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 739.02 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 36°41'12" West a distance of 950.32 feet to a point in the centerline of Township Road No. 262 (Payne Road), passing through two iron pins set at distances of plus 820.32 feet and plus 920.32 feet, respectively;

Thence, with the centerline of Township Road No. 262, North 55°52'15" West a distance of 220.00 feet to a point;

Thence, leaving the road, North 31°42'55" East a distance of 751.13 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 355.00 feet to The Point of Beginning;

Containing 5.003 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 0.253 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 Record Volume \_\_\_\_\_ Page \_\_\_\_\_

Surveyor: \_\_\_\_\_

Date: \_\_\_\_\_

OFFICE COPY  
NOT RECORDABLE  
04-2004



DESCRIPTION APPROVED  
FOR AUDIT/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 9°47'00"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

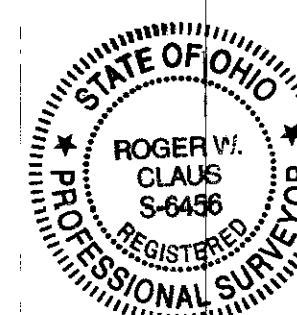
## SURVEYORS CERTIFICATION:

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 RECORDED

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

SURVEY PLAT FILE: 040419

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

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

DESCRIPTION APPROVED  
FOR AUDIT AND TRANSFER  
BY: [Signature]  
5-3-2004

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

NORMAN W. AND  
JENNIFER S. SAGLE

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

5.00 ACRES  
L. EMERICK