

DESCRIPTION OF PARCEL NO. 4

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 1,094.02 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 31°42'55" West a distance of 751.13 feet to a point in the centerline of Township Road No. 262 (Payne Road), passing through two iron pins set at distances of plus 621.13 feet and plus 721.13 feet, respectively;

Thence, with the centerline of Township Road No. 262, the following seven courses:

- (1) North 55°52'15" West a distance of 220.84 feet to a point;
- (2) Thence North 27°18'08" West a distance of 27.82 feet to a point, being located North 21°44'07" East a distance of 56.96 feet from a 5/8" iron pin found capped "CLS 7224";
- (3) Thence, continuing, North 27°18'08" West a distance of 38.42 feet to a point;
- (4) Thence North 09°27'29" East a distance of 82.42 feet to a point;
- (5) Thence North 18°34'11" East a distance of 169.41 feet to a point, being located North 87°03'10" East a distance of 16.74 feet from a 1" iron pipe found uncapped;
- (6) Thence North 17°17'00" East a distance of 102.20 feet to a point;
- (7) Thence North 09°47'00" East a distance of 118.89 feet to a point in the south line of the aforementioned Ellen M. Milner property, being located South 89°34'36" East a distance of 16.89 feet from a 1" iron pipe found uncapped;

Thence, leaving the road with the south line of said Milner property, South 89°56'53" East a distance of 490.00 feet to The Point of Beginning, passing through a 5/8" iron pin found capped "CLS 7224" at a distance of plus 25.00 feet;

Containing 5.022 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. Said easement also runs in a north-south direction across the west end of the above-described property with the west line of said easement being the centerline of Township Road No. 262. Containing 0.872 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
NOT RECORDABLE**

04-28-04



DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY *A.L. Swinburn*
5-3-2004

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY *[Signature]*
5-3-2004

EXEMPT FROM
PLANNING COMMISSION

[Signature]
5-21-2007



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 89°56'53"E	165.89'
16	S 89°56'53"E	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.

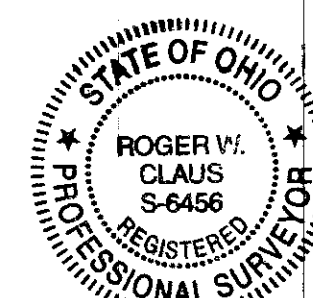
- 1" IRON PIPE FOUND UNCAPPED
- 5/8" X 30" IRON PIN SET CAPPED "CLAUS 6456"
- 5/8" IRON PIN FOUND UNCAPPED.
- 5/8" IRON PIN FOUND CAPPED "BIEDENBACH PS-5718, PS-6923"
- " IRON PIN FOUND CAPPED "
- CONCRETE MONUMENT FOUND
- MARKED STONE FOUND.
- UN-MARKED STONE FOUND
- SURVEY ANGLE POINT
- RAILROAD SPIKE 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, REGISTERED SURVEYOR 6456 DATE: 04-28-04
33310 CHRISTMAN RIDGE ROAD
LEWISVILLE, OHIO 43754
1-740-567-3168
1-740-567-3106 fax



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

REVISIONS	DATE	INITIALS

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

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 ALIENATION/TRANSFER
BY: *[Signature]*
5-3-2004

5.00 ACRES
L. EMERICK

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

CENTERLINE C.R. 86
SWANKHAMMER ROAD

