

Description of 35.080 Acres

The following described parcel is a new split out of a 78.298 acres tract as conveyed to Bruner Land Company, Inc. by Book 2820, Page 918 of the Muskingum County Recorder's Office.

Situated in the State of Ohio, County of Muskingum, Township of Salt Creek, being in the northeast quarter of Section 12, Range 12 West, Township 13 North, of "The Congress Lands East of the Scioto River", and being bounded and described as follows:

COMMENCING for reference at marked stone found at the center of Section 12 (Note: Reference bearing on the south line of the southwest quarter of the northeast quarter of Section 12 used as North 89°57'59" West.);

thence, with the south line of the northeast quarter, South 89°57'59" East a distance of 868.72 feet to a point in or near the center of County Road No. 83 (Green Valley Road), being **THE TRUE POINT OF BEGINNING** for this description, passing through a 5/8" iron pin found capped "C.R. Harkness P.L.S. 6885" at a distance of plus 843.89 feet;

thence, from said Point of Beginning and in or near the center of County Road No. 83, the following 4 courses:

1. North 26°03'12" East a distance of 25.85 feet to a point;
2. thence North 32°46'21" East a distance of 94.80 feet to a point;
3. thence North 41°59'55" East a distance of 82.61 feet to a point;
4. thence North 43°45'09" East a distance of 79.01 feet to a point;

thence, leaving the road, North 37°14'22" West a distance of 1,709.12 feet to an iron pin set in the west line of the northeast quarter of Section 12, passing through four 5/8" iron pins set at distances of plus 19.46 feet, plus 119.46 feet, plus 219.46 feet and plus 1,609.12 feet, respectively;

thence, with the west line of the northeast quarter, North 00°15'17" East a distance of 50.00 feet to a fence corner post found;

thence, with the west line of the northeast quarter, North 00°45'03" East a distance of 205.59 feet to a 5/8" iron pin set at the southwest corner of a 25 acres tract as conveyed to Gary L. and Connie J. Hursey, Trustees by Parcel Two of Book 2254, Page 179 of the Muskingum County Recorder's Office;

thence, with the south line of said Hursey property, North 89°59'59" East a distance of 1,324.69 feet to a 5/8" iron pin set in the east line of the west half of the northeast quarter of Section 12, passing through a 5/8" iron pin set at a distance of plus 330.83 feet;

thence, with the east line of the west half of the northeast quarter, South 00°00'01" East a distance of 1,837.90 feet to a 5/8" iron pin set at the southeast corner of the southwest quarter of the northeast quarter of Section 12, passing through two 5/8" iron pins set at distances of plus 1,210.60 feet and plus 1,310.60 feet, passing over the center of County Road No. 83 (Green Valley Road) at a distance of plus 1,340.60 feet and passing through two additional 5/8" iron pins set at distances of plus 1,370.60 feet and plus 1,470.60 feet, respectively;

thence, with the south line of the northeast quarter, North 89°57'59" West a distance of 465.93 feet to the **POINT OF BEGINNING**, passing through a 5/8" iron pin found uncapped at a distance of plus 383.34 feet;

Page 2 of 2

Description of 35.080 Acres

containing 35.080 acres, more or less, being part of Parcel No. 60-30-12-03-000.

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

Subject to the right-of-way of County Road No. 83 (Green Valley Road).

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

Subject to a 50.00 feet wide easement being reserved unto Bruner Land Company, Inc., his heirs, and/or assigns, forever. Said easement is for the purposes of running utilities to other parcels of land on or near County Road No. 83. Said easement runs in a northeast-southwest direction along the north side of County Road No. 83 across the southeast end of the above described property with the east line of said easement being the centerline of County Road No. 83. Containing 0.465 acre, more or less, of easement.

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

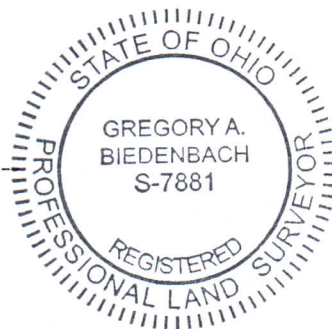
The bearings in this description are for angle calculations only and are based on the south line of the southwest quarter of the northeast quarter of Section 12 used as an assumed bearing of North 89°57'59" West.

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, Ohio Registered Surveyor No. 7881, based on information obtained from an actual field survey of November 7, 2018. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Book 2820, Page 918

Nov. 7, 2018 *Gregory A. Biedenbach*
Date **OFFICE COPY**
NOT RECORDABLE
Gregory A. Biedenbach
Ohio Registered Surveyor
No. 7881.



Cc: Survey File: GB-3122F

DESCRIPTION
APPROVED
By: *Arnold*

DESCRIPTION
APPROVED
By: As 12/11/2018

○	= 5/8" x 30" I.P. Set "Biedenbach Surveying, LLC. PS 7881"
△	= survey angle point
●	= I.P.F. uncapped (size noted)
⊗	= fence corner post found
⊠	= 5/8" I.P.F. capped "C.R. Harkness P.L.S. 6885"
⊞	= marked stone found
□	= unmarked stone found

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.

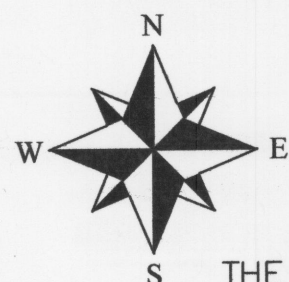
NOTE: THIS MAP IS AN ORIGINAL COPY ONLY
WITH ORIGINAL SIGNATURE AND SEAL.

S.E. CORNER
OF N.E. 1/4
OF SEC. 12
(CALC. FROM
HARKNESS
SURVEY)

GB-3122F2

TROYER - TROYER GROUP, LTD.
PARCEL TWO & THREE
BOOK 2362 PG. 78
87.18 ACRES
P.N. 60-30-12-07-000

Survey File No.: GB-3122F2



Scale : 1" = 300'

PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP NORWICH.
- (4) SURVEY PLATS BY CHARLES HARKNESS.

DESCRIPTION
APPROVED

By: *[Signature]*

Survey Plat for BRUNER LAND COMPANY

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF SALT CREEK, PART BEING IN THE NORTHEAST QUARTER AND PART BEING IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 12, RANGE 12 WEST, TOWNSHIP 13 NORTH OF "THE CONGRESS LANDS EAST OF THE SCIOTO RIVER".

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON AN ASSUMED BEARING ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12 USED AS NORTH 89°57'59" 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.

CHARLES E. &
PATRICIA TOM
BOOK 690 PG. 282
104.50 ACRES
P.N. 60-30-12-05-000

LINE	BEARING	DISTANCE
L1	N 00°45'03" E	205.59'
L2	S 43°45'09" W	79.01'
L3	S 41°59'55" W	82.61'
L4	S 32°46'21" W	94.80'
L5	S 26°03'12" W	25.85'

NEW SPLIT FROM
BOOK 2820 PG. 918
43.218 ACRES

BRUNER LAND COMPANY, INC.
BOOK 2820 PG. 918
78.298 ACRES TOTAL
PART OF P.N. 60-30-12-03-000

TROYER - TROYER GROUP, LTD.
PARCEL ONE
BOOK 2362 PG. 78
35 ACRES
P.N. 60-30-12-06-000

TROYER - TROYER GROUP, LTD.
PARCEL TWO & THREE
BOOK 2362 PG. 78
87.18 ACRES
P.N. 60-30-12-07-000

N.W. CORNER
OF N.E.1/4 OF
SEC. 12

GARY L. & CONNIE J. HURSEY, TRUSTEES
PARCEL 2
BOOK 2254 PG. 179
25 ACRES
P.N. 60-30-12-02-000

N 89°59'59" E 1324.69' TOTAL

BRUNER LAND COMPANY, INC.
BOOK 2820 PG. 918
78.298 ACRES TOTAL
PART OF P.N. 60-30-12-03-000

NEW SPLIT FROM
BOOK 2820 PG. 918
35.080 ACRES

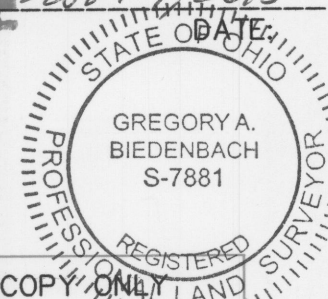
CHARLES W. & L. JOAN KLIES
BOOK 1591 PG. 426
80 ACRES
P.N. 60-30-12-01-000

- = 5/8" x 30" I.P. Set "Biedenbach Surveying, LLC. PS 7881"
- △ = survey angle point
- = I.P.F. uncapped (size noted)
- ⊗ = fence corner post found
- ◻ = 5/8" I.P.F. capped "C.R. Harkness P.L.S. 6885"
- ⊞ = marked stone found
- = unmarked stone found

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.

[Signature]
OFFICE COPY
NO RECORDABLE
GREGORY A. BIEDENBACH
OHIO REG. SURVEYOR PS 7881
BIEDENBACH SURVEYING, LLC.
114 ADAMS AVENUE
WOODSFIELD, OHIO 43793
1.740.472.1262 OFFICE
1.740.472.5298 FAX



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

S.E. CORNER
OF N.E.1/4
OF SEC. 12
(CALC. FROM
HARKNESS
SURVEY)

KEITH N. HERRON
BOOK 2664 PG. 172
104.30 ACRES
P.N. 60-30-12-12-000

Survey File No.: GB-3122F2