

DESCRIPTION OF 0.199 ACRE

Situated in the State of Ohio, County of Muskingum, Township of Union, being in the southwest quarter of Fractional Section 23, Range 5 West, Township 1 North, of "The U.S. Military District", and being bounded and described as follows:

Commencing for reference at a 5/8" iron pin found capped "Graves 5792" at the northeast corner of the southwest quarter of Fractional Section 23 (Note: Reference bearing on the north line of the southwest quarter of Fractional Section 23 used as South 87°40'52" East.);

Thence, with the said quarter section line, North 87°40'52" West a distance of 205.09 feet to a point in the centerline of an old road, being the **TRUE POINT OF BEGINNING** for this description;

Thence, from said Point of Beginning and running with the centerline of the old road, the following three courses:

1. South 52°30'45" West a distance of 13.81 feet to a point;
2. Thence South 61°38'11" West a distance of 48.54 feet to a point;
3. Thence South 68°47'06" West a distance of 122.85 feet to a point at the centerline intersection with Township Road No. 65 (Hardesty Road);

Thence, with the centerline of Township Road No. 65, the following two courses:

1. North 16°56'33" West a distance of 69.70 feet to a point;
2. Thence North 18°20'56" West a distance of 18.02 feet to a point in the quarter section line;

Thence, with the quarter section line, South 87°40'52" East a distance of 194.34 feet to the Point of Beginning, passing through two iron pins set at distances of plus 30.00 feet and plus 106.59 feet, respectively;

Containing 0.199 acre, more or less, being a new split out of Auditor's Parcel No. 66-66-80-23-05-000.

The above described 0.199 acre tract is insufficient size to be a separate building tract. This survey was performed for conveyance to an adjacent landowner.

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

Subject to the right-of-way of County Road No. 65 (Hardesty Road).

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

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 north line of the south half of Fractional Section 23 used as an assumed bearing of South 87°40'52" 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 June 15, 2007; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Third Tract of Official Records Volume 1859, Page 185.

Surveyor: _____

Date: _____

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NOT RECORDABLE**



APPROVED FOR CLOSURE

EXEMPT FROM
PLANNING COMMISSION

[Signature] 6/25/2007

[Signature] 6/25/2007

SURVEY PLAT
FOR
BRUNER LAND
COMPANY, INC.

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF UNION, BEING IN THE SOUTH HALF OF FRACTIONAL SECTION 23, RANGE 5 WEST, TOWNSHIP 1 NORTH, OF "THE U.S. MILITARY DISTRICT".

PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP "NORWICH"
- (4) TWO SURVEY PLATS BY STEPHEN M. BOWMAN
- (5) SURVEY PLAT BY CHARLES R. HARKNESS
- (6) TWO SURVEY PLATS BY RICHARD MAX GRAVES
- (7) THREE SUREY PLATS BY L. PETER DINAN
- (8) SURVEY PLAT BY KEVIN CANNON
- (9) SURVEY PLAT BY R.L. DANIELS
- (10) SURVEY PLAT BY SAMUEL W. VANCE
- (11) SURVEY PLAT BY W.J. BIEDENBACH

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON AN ASSUMED BEARING ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 23 USED AS SOUTH 87°40'52" EAST.

MICHAEL AND PATSY J. SCHMUKI
172.02 ACRES DEED
D.V. 1089, PG. 45

SCALE 1" = 200'

ROBERT D. AND JANE NOEL
29.95 ACRES
O.R.V. 1996, PG. 613

ROBERT D. AND JANE NOEL
19.59 ACRES
O.R.V. 1996, PG. 613

MIL. LOT 16
MIL. LOT 25

P.O.B.
67.051 AC.
TRACT

JAMES R. AND EDNA F. TODD
PARCEL TWO
31.24 ACRES DEED
O.R.V. 1596, PG. 16

MARK S. AND KARMA S. TODD
52.46 ACRES
O.R.V. 1612, PG. 539

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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.

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NOT RECORDABLE

ROGER W. CLAUS, REG. SURVEYOR FOR 6456 DATE: 06-18-07
33310 CHRISTMAN RIDGE ROAD
LEWISVILLE, OHIO 43754
1-740-567-3168
1-740-567-3106 fax

REVISIONS DATE INITIALS

SURVEY PLAT FILE: 070521 F

67.051 ACRES

NEW SPLIT FOR BRUNER LAND CO., INC.
PARCEL NO. 66-66-80-23-05-000

CURRENT OWNER:
LARRY K. FRICK
NEW SPLIT OUT OF
TRACT THREE
O.R.V. 1859, PG. 185

RICKY L. AND ROXANA L. GRANT
77.336 ACRES
O.R.V. 1938, PG. 221

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.

RICKY L. AND ROXANA L. GRANT
77.336 ACRES
O.R.V. 1938, PG. 221

DOROTHY J. BEARDSLEY
SECOND PARCEL
O.R.V. 1548, PG. 882
6 ACRES DEED
7.89 ACRES AS SHOWN
ON BOWMAN SURVEY PLAT

DOROTHY J. BEARDSLEY
FIRST PARCEL
O.R.V. 1548, PG. 882
70.15 ACRES DEED

RONALD J. WILKINS
5.15 ACRES
O.R.V. 2013, PG. 930

- 5/8" IRON PIN FOUND "LINN ENGINEERING, INC., LINN RS-7113, NEWCOME RS-7321"
- 5/8" IRON PIN FOUND "GRAVES 5792"
- 1/2" IRON PIN FOUND CAPPED "CLAUS 6456"
- 5/8" IRON PIN SET CAPPED "CLAUS 6456"
- 5/8" IRON PIN FOUND UNCAPPED.
- 5/8" IRON PIN FOUND CAPPED "5410 RLS."
- 5/8" IRON PIN FOUND CAPPED "BIEDENBACH PS-5718 PS-6923"
- 5/8" IRON PIN FOUND CAPPED "BOWMAN PS-7135"
- MARKED STONE FOUND.
- SURVEY ANGLE POINT
- TREE WITH WIRE FOUND
- EXISTING PROPERTY LINE
- LINE OF THIS SURVEY

Line	Bearing	Distance
1	S 87°40'51"E	49.77'
2	N 18°20'56"W	18.02'
4	S 89°37'54"W	17.33'
5	S 6°03'17"W	101.48'
6	S 81°56'50"W	16.92'
8	S 16°56'33"E	69.70'
9	N 68°47'06"E	122.85'
10	N 61°38'11"E	48.54'
12	S 87°40'52"E	30.00'
13	S 87°40'52"E	175.09'
14	N 52°30'45"E	13.81'
15	S 87°40'52"E	30.00'
15A	S 87°40'52"E	76.59'
15B	S 87°40'52"E	87.75'
16	S 2°31'08"W	66.00'
17	S 2°31'08"W	78.15'
18	S 2°31'08"W	144.15'

GAS WELL

S 87°40'52"E 2260.47' TOTAL - BASIS OF BEARINGS
QUARTER SECTION LINE

QUARTER SECTION LINE

S 87°40'51"E 1114.88'
S 87°40'51"E 1164.65' TOTAL

S 87°40'52"E 194.34' TOTAL
L 15 L 15A @ L 15B

S 87°40'52"E 205.09' TOTAL
L 12 L 13

FRACTIONAL SECTION 23

U.S. MILITARY DISTRICT - MIL. LOT 25
QUARTER TOWNSHIP 4

CENTERLINE
HARDESTY ROAD

CENTERLINE
HARDESTY ROAD

CENTERLINE
HARDESTY ROAD

24 23

24 23

23

23

24 23
6 5