

DESCRIPTION OF PARCEL NO. 4
(5.050 acres)

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", 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 east line of Fractional Section 23, South 02°32'11" West a distance of 992.87 feet to a 5/8" iron pin found capped "Biedenbach PS-5718, PS-6923" at the northeast corner of a 77.336 acres tract as conveyed to Ricky L. and Roxana L. Grant by Official Records Volume 1938, Page 221 of the Muskingum County Recorder's Office;

Thence, with the north line of said Grant tract, South 89°37'54" West a distance of 648.65 feet to a point in the centerline of Township Road No. 65 (Hardesty Road), being the **TRUE POINT OF BEGINNING** for this description;

Thence, from said Point of Beginning and running with the centerline of Township Road No. 65 and continuing with the north line of said Grant tract, South 06°03'17" West a distance of 101.48 feet to a point;

Thence, leaving the road and continuing with the north line of said Grant tract, the following two courses:

1. South 81°56'50" West a distance of 530.34 feet to a 5/8" iron pin found capped "Biedenbach PS-5718, PS-6923", passing through a 5/8" iron pin found capped "Biedenbach PS-5718, PS-6923" at a distance of plus 16.92 feet,
2. Thence South 79°25'25" West a distance of 409.15 feet to an iron pin set;

Thence, leaving the north line of said Grant line, North 08°22'49" East a distance of 250.00 feet to an iron pin set;

Thence North 80°50'54" East a distance of 919.14 feet to an iron pin set, passing through two iron pins set at distances of plus 739.14 feet and plus 839.14 feet, respectively;

Thence South 71°36'52" East a distance of 62.86 feet to a point in the centerline of Township Road No. 65, passing through an iron pin set at a distance of plus 32.86 feet;

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

1. South 57°04'57" West a distance of 22.97 feet to a point;
2. Thence South 36°50'37" West a distance of 43.32 feet to a point;
3. Thence South 19°10'32" West a distance of 52.36 feet to a point;
4. Thence South 06°30'46" West a distance of 26.96 feet to the Point of Beginning;

Containing 5.050 acres, more or less, being a new split out of Auditor's Parcel No. 66-66-80-23-05-000.

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).

Description of Parcel No. 4 (5.050 acres)

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 County Road No. 65. Said easement runs in a north-south direction across the east end of the above-described property with the east line of said easement being the centerline of County Road No. 65. Containing 0.284 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 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 23, 2007; 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**
06-28-07



**APPROVED
MINOR LOT SPLIT ONLY
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**

8/31/07
Date

\$100.00
Fee Paid

APPROVED FOR CLOSURE

[Signature] 7/11/07

PERITENT EXCITEMENTS

- ## STRUCTURAL CERTIFICATION

HERBEBY CERTIFY THAT THIS IS TRUE AND
CORRECT TO THE BEST OF MY KNOWLEDGE AND
THAT I HAVE PREPARED FROM AN ACTUAL FILED
SURVEY.

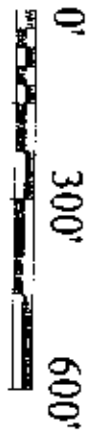
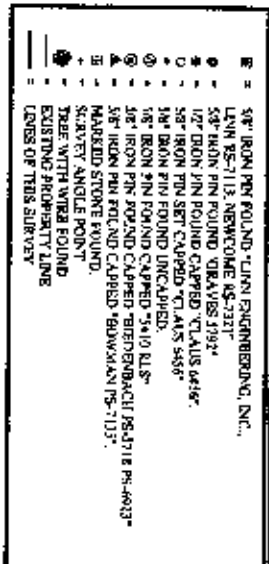
1000 THE CORNER
1740-567-3163
1740-567-3106 FAX

REVISIONS	DATE	INITIALS

07-06-01
COPY
INDEXABLE
INITIALS

Line	Bearing	Distance	Donohav J	Beardsley	First Parcel	O.R.V. 1446 PG 2013	PG 330
1	S 87°04'51"E	49.77'					
2	N 18°20'54"W	18.02'					
3	S 89°37'52"W	17.33'					
4	S 6°03'19"E	101.48'					
5	S 81°16'50"W	16.92'					
6	S 16°26'33"E	69.76'					
7	N 68°42'06"E	122.85'					
8	N 61°28'11"E	48.54'					
9	S 87°40'32"E	30.00'					
10	S 87°40'32"E	173.00'					
11	N 52°10'30"E	13.81'					
12	S 87°40'32"E	30.00'					
13	S 87°40'32"E	76.49'					
14	S 82°40'42"E	87.50'					
15	S 23°10'18"W	66.00'					
16	S 23°10'18"W	78.51'					
17	S 23°10'18"W	144.13'					
18	S 17°12'04"E	78.15'					
19	S 17°12'04"E	125.40'					
20	S 87°05'27"E	64.52'					
21	S 32°44'13"W	53.15'					
22	S 71°08'58"E	117.67'					
23	S 6°04'46"E	146.50'					
24	S 6°04'46"E	25.00'					
25	S 13°31'02"W	82.87'					
26	S 28°34'54"W	64.51'					
27	S 41°36'18"W	53.67'					
28	S 53°10'48"W	64.45'					
29	S 27°05'53"W	30.00'					
30	S 66°03'04"W	79.40'					
31	S 31°03'57"W	22.97'					
32	S 35°03'57"W	43.32'					
33	S 19°11'32"W	43.32'					
34	S 63°04'46"E	25.00'					
35	N 77°36'52"W	30.00'					
36							
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48							
49							
50							

RONALD L. VOLKMER
519 ACRES
O.R.V. 2013,
PG 330



SCALE 1" = 300'

73-0246-CA-13 DEB
10-11-77, PG 45

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

**SURVEY PLAT
FOR
BRUNER LAND COMPANY, INC.**

AND JANE NOEL
19.59 ACRES
O.R.V. 1996, PG 61

MIL. LOT 16 7
MIL. LOT 25 2

OF LOCAL NORMAL SECTION 2
JAMES R. AND EDNA F. TODD
PARCEL TWO

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

FRACTIONAL SECTION 23 S 2°37'11"W 992.87 TOTAL

MILITARY DISTRICT - MIL. LOT 25
QUARTER TOWNSHIP 4

MARK S. AND
KARLA S. TODD
52.46 ACRES
Q.R.V. 1612, P.O. 539

Approved for _____
No On-Lot Sewage
Date 2/3/67
L. J. Sullivan
Zanesville - Muskingum Co.
Health Department

25.847 ACRES
NEW SPLIT FROM
BRUNER LAND CO., INC.

APPROVED
MINOR LOT SPLIT ONLY
MUSKIEGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date: 8/3/07
\$ 6900
\$ 8700
\$ 10000
\$ 12000
\$ 14000
\$ 16000
\$ 18000
\$ 20000
\$ 22000
\$ 24000
\$ 26000
\$ 28000
\$ 30000
\$ 32000
\$ 34000
\$ 36000
\$ 38000
\$ 40000
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\$ 50000
\$ 52000
\$ 54000
\$ 56000
\$ 58000
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\$ 62000
\$ 64000
\$ 66000
\$ 68000
\$ 70000
\$ 72000
\$ 74000
\$ 76000
\$ 78000
\$ 80000
\$ 82000
\$ 84000
\$ 86000
\$ 88000
\$ 90000
\$ 92000
\$ 94000
\$ 96000
\$ 98000
\$ 100000

27.476 ACRES

NEW SPLIT PLOW
BRUNER LAND CO., INC.
PARCEL NO. 66-66-40-Z-0-5-00

5.050 ACRES
5.050 ACRES

4
NEW STATE
BRUNER LAND CO., INC.
TABLE NO. 66-68-80-33-06
8.810615

SUBJECT TO ALL LEGAL RIGHTS OF WAY, 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 FIRM AND ACTUALLY TITLED SEARCH.

Paul Slattery
400 W. 14th St.
Portland, ME 04101
Tel: 603/533-1100
Fax: 603/533-1100
E-mail: paul@slattery.com

67.230 ACRES - TOTAL FARM
NEW SURVEY FOR
BRUNER LAND CO., INC.
O.R. VOL. _____, PG. _____
PARCEL NO. 66-66-80-23-05-000

PRIOR OWNER:
LARRY K. FRICK
TRACT THREE
O.R. VOL. 1639, PG. 185

APPROVED FOR CLOSURE

SURVEY PLAT FILE: 070521 F3

