

DESCRIPTION OF PARCEL NO. 4

Situated in the State of Ohio, County of Muskingum, Township of Washington, being in Lot No. 8 of Underwood's Subdivision, in Quarter Township 2, Range 7 West, Township 1 North, of "The United States Military District", and being bounded and described as follows:

Commencing for Reference at a marked stone found at the northwest corner of Lot No. 8 and the southwest corner of Lot No. 9 of Underwood's Subdivision (Note: Reference bearing on the west line of Lot No. 9 used as North $01^{\circ}59'42''$ East as shown on a plat recorded in Deed Volume 1147, Page 547 of the Muskingum County Recorder's Office.);

Thence, with the west line of Lot No. 9, North $01^{\circ}59'42''$ East a distance of 481.81 feet to a $5/8''$ iron pin found capped "Hunnell 6889" at the northwest corner of a 3.596 acres tract as conveyed to Kenneth R. Forsythe by the First Parcel of Deed Volume 1147, Page 544 of the Muskingum County Recorder's Office;

Thence, with the north line of said Forsythe property and the south line of the land of Myron Powelson, III, et. al., as described in Deed Volume 750, Page 248 of the Muskingum County Recorder's Office, South $88^{\circ}09'53''$ East a distance of 1,477.21 feet to a $5/8''$ iron pin found capped "Biedenbach 5718";

Thence, leaving the Powelson property line, South $01^{\circ}50'07''$ West a distance of 558.40 feet to a point in the centerline of Township Road No. 190 (Culbertson Road), being **THE TRUE POINT OF BEGINNING** for this description, passing through an iron pin set in the south line of Lot No. 9 of Underwood's Subdivision at a distance of plus 462.33 feet and passing through a $5/8''$ iron pin found capped "Biedenbach 5718" at a distance of plus 508.40 feet, respectively;

Thence, from said Point of Beginning and running with the centerline of Township Road No. 190, the following two courses:

- (1) South $84^{\circ}26'02''$ East a distance of 43.53 feet to a point;
- (2) Thence South $82^{\circ}41'58''$ East a distance of 27.90 feet to a point at the northwest corner of a 69.858 acres tract as conveyed to John C. and Marjorie A. Michel by Deed Volume 983, Page 202 and Deed Volume 1015, Page 96 of the Muskingum County Recorder's Office;

Thence, leaving the road with the west line of said Michel property, South $01^{\circ}22'41''$ West a distance of 669.05 feet to a $5/8''$ iron pin found capped "Biedenbach 5718", passing through a $5/8''$ iron pin found capped "Biedenbach 5718" at a distance of plus 20.00 feet and passing through an iron pin set at a distance of plus 120.00 feet, respectively;

Thence, with the north line of said Michel property, North $89^{\circ}27'42''$ West a distance of 228.47 feet to a $5/8''$ iron pin found capped "Biedenbach 5718";

Thence, leaving the Michel property line, North $00^{\circ}30'00''$ East a distance of 684.90 feet to a point in the centerline of Township Road No. 190 (Culbertson Road), passing through an iron pin set at a distance of plus 554.90 feet and passing through a $5/8''$ iron pin found capped "Biedenbach 5718" at a distance of plus 654.90 feet respectively;

Thence, with the centerline of Township Road No. 190, the following two courses:

- (1) South $87^{\circ}01'32''$ East a distance of 130.68 feet to a point;

(2) Thence South $84^{\circ}26'02''$ East a distance of 37.25 feet to The Point of Beginning;
Containing 3.640 acres, more or less, being a new split out of Auditor's Parcel No. 70-70-11-01-14-000.
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. 190.
Subject to the 100-Year Flood Plain restrictions, if applicable.
Subject to a 50.00 feet wide easement being reserved unto the grantors, 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. 190. Said easement runs in an east-west direction across the north end of the above-described property with the north line of said easement being the centerline of Township Road No. 190.
Containing 0.275 acres, more or less, of easement.
All iron pins set are $\frac{1}{4}'' \times 30''$ rebar capped and labeled "Claus 6456".
The bearings in this description are for angle calculations only and are based on the west line of Lot No. 9 used as North $01^{\circ}59'42''$ East as shown on a plat recorded in Deed Volume 1147, Page 547 of the Muskingum County Recorder's Office.
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 February 6, 1999; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Deed Volume _____, Page _____
Reference deed: Deed Volume 1141, Page 734

Surveyor: _____

Date: _____

**OFFICE COPY
NOT RECORDABLE**

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY: _____
2-12-99



SURVEY PLAT FOR BRUNER LAND CO., INC.

THE BEARINGS ON THIS PLAT
ARE FOR ANGLE CALCULATIONS
ONLY AND ARE BASED ON AN
ASSUMED BEARING ON THE
WEST LINE OF LOT NO 9 USED
AS NORTH 01°59'42" EAST AS
SHOWN ON THE PLAT RECORDED
IN D.V. 1147, PG. 547 OF THE
MUSKINGUM COUNTY
RECORDER'S OFFICE.

SITUATED IN THE STATE OF OHIO, COUNTY OF
MUSKINGUM, TOWNSHIP OF WASHINGTON, BEING
PART OF LOT NO 8 AND PART OF LOT NO 9 OF
UNDERWOOD'S SUBDIVISION, RANGE 7 WEST,
TOWNSHIP 1 NORTH, OF THE UNITED STATES
MILITARY DISTRICT.

PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD MAP "ADAMSVILLE"
- (4) U.S.G.S. QUAD MAP "ZANESVILLE EAST"
- (5) ARCS AERIAL PHOTO
- (6) 12 SURVEY PLATS BY W. J. BIEDENBACH
- (7) SURVEY PLAT BY CHARLES W. HUNNELL
- (8) SURVEY PLAT BY PHILIP C. FORSNEY
- (9) SURVEY PLAT BY R. L. DANIELS

SUBJECT TO ALL LEGAL RIGHT-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 FULL AND ACCURATE TITLE SEARCH.

0 250 500
SCALE 1" = 250'

- 1/2" IRON PIN SET CAPPED "CLAUS 6456"
- 5/8" IRON PIN FOUND UNCAPPED
- ⊙ 3/8" IRON PIN FOUND CAPPED "HUNNELL 6889"
- ⊙ 3/8" IRON PIN FOUND CAPPED "BIEDENBACH 3718"
- ⊙ 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



DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY *[Signature]*

2-12-99

TOTAL FARM - 18.670 ACRES
NEW SURVEY FOR
BRUNER LAND CO., INC.
D.V. _____, PG. _____

PRIOR OWNER:
SARAH R. TROTT
D.V. 1141, PG. 734

NOT A RECOPY
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.
DATE: 2-7-99
ROGER W. CLAUS
3319 CHERRY CREEK ROAD
LEWISVILLE, OHIO
1-744-567-3100
1-744-567-3100 fax
REVISIONS: _____ INITIALS: _____