

08-30-26-32
ADDRESS N/A

Description of Parcel 16

OFFICE COPY
NOT RECORDABLE

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek, being in the southeast quarter of Section 26, Range 13 West, Township 11 North, of "The Congress Lands East of The Scioto River", and being bounded and described as follows:

Beginning at an iron pin set at the center of Section 26 (Note: Reference bearing on the west line of the southeast quarter of Section 26 used as South 01°09'43" East.);

thence, from said Point of Beginning with the diagonal line of the southeast quarter of Section 26, South 45°32'22" East a distance of 1,812.38 feet to an iron pin set at the northwest corner of a 1.96 acres tract as conveyed to F. Leroy McConnell, et. al. by Deed Volume 307, Page 344 of the Muskingum County Recorder's Office;

thence, with the west line of said McConnell property, South 11°34'23" West a distance of 489.72 feet to an iron pin set in the north right-of-way line of the aforementioned old Columbus and Eastern Railway Company and at the southwest corner of said McConnell property;

thence, with the north right-of-way line of said old railroad (an 80.00 feet wide right-of-way as conveyed and described in the First Tract of the Sixth Parcel of Deed Volume 539, Page 846), South 63°16'15" East a distance of 229.68 feet to an iron pin set in the west right-of-way line of Township Road No. 1206 (Webster Street);

thence, with the west line of Township Road No. 1206 and its projection thereof, South 26°43'45" West a distance of 80.00 feet to an iron pin set in the south line of said old railroad right-of-way;

thence, with the south line of said old railroad right-of-way, North 63°16'15" West a distance of 208.01 feet to an iron pin set;

thence, leaving the old railroad right-of-way, South 11°34'23" West a distance of 53.08 feet to an iron pin set;

thence North 63°16'15" West a distance of 1,278.09 feet to an iron pin set in the west line of the southeast quarter of Section 26;

thence, with the quarter section line, North 01°09'43" West a distance of 1,307.80 feet to the Point of Beginning, passing through an iron pin set in the south right-of-way line of the old Columbus and Eastern Railway Company at a distance of 212.03 feet, passing through an iron pin set in the centerline of said old railroad at a distance of plus 279.78 feet, and passing through an iron pin set in the north right-of-way line of said old railroad at a distance of plus 347.53 feet, respectively;

Page 2 of 2
Description of Parcel 16

containing 28.289 acres, more or less, out of Parcel No. 08-08-30-26-32-000.

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

Subject to the 100 year Flood Plain restrictions.

Subject to a reservation as described in the second paragraph of Deed Volume 539, Page 847 of the Muskingum County Recorder's Office, being copied as such: "Excepting and reserving all the coal in the Number Six vein located under the Parcels first, second, and third, and also reserving to these grantors the right to enter the said premises and remove the said coal and also the right to construct all necessary tracks, tipples, shafts, and any and all apparatus for the removal and shipment of said coal."

Subject to a reservation as described in the last paragraph of Deed Volume 539, Page 848 of the Muskingum County Recorder's Office, being copied as such: "The No. 7 vein of coal in and under Parcels 1 and 2 heretofore described has been sold to W. Eugene Hale on June 23, 1948, and recorded in Deed Book 356, Page 461, of the Muskingum County Records, reference to which is made for a particular description and the rights granted to said W. Eugene Hale in connection with the removal of coal."

Subject to an 80.00 feet wide easement being reserved unto the grantor, his heirs, and/or assigns, forever. Said easement is for the purposes of allowing ingress and egress and the running of utilities to any property which may join said easement. Said easement being over a portion of the same 80.00 feet wide strip of land as formerly known as the old C. and E. Railroad. Said easement beginning at the west right-of-way line of Township Road No. 1206 (Webster Street) and running westerly with the old railroad for a distance of 229.68 feet and ending at a point opposite the southwest corner of a 1.96 acres tract as conveyed to F. Leroy McConnell, et. al. by Deed Volume 307, Page 344 of the Muskingum County Recorder's Office. Containing 0.804 acres, more or less, of easement.

All iron pins set are rebar with yellow caps labeled "Claus 6456".

The bearings in this description are for angle calculations only and are based on the south line of Section 26 and the north line of Section 6 used as an assumed bearing of South 54° 54' East.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of Parcel 16, 1992.

Prior Deed: Deed Volume 1069, Page 353

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. L. Nault
1-4-93

OFFICE COPY
NOT RECORDABLE

H. Deitrick Wilson, et. al.
80.00 Ac. V. 1056 P. 437

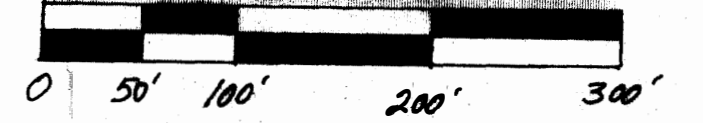
SURVEY PLAT

for Kathryn Ross

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY *[Signature]*
3-15-93

DV. 1069 PG. 353

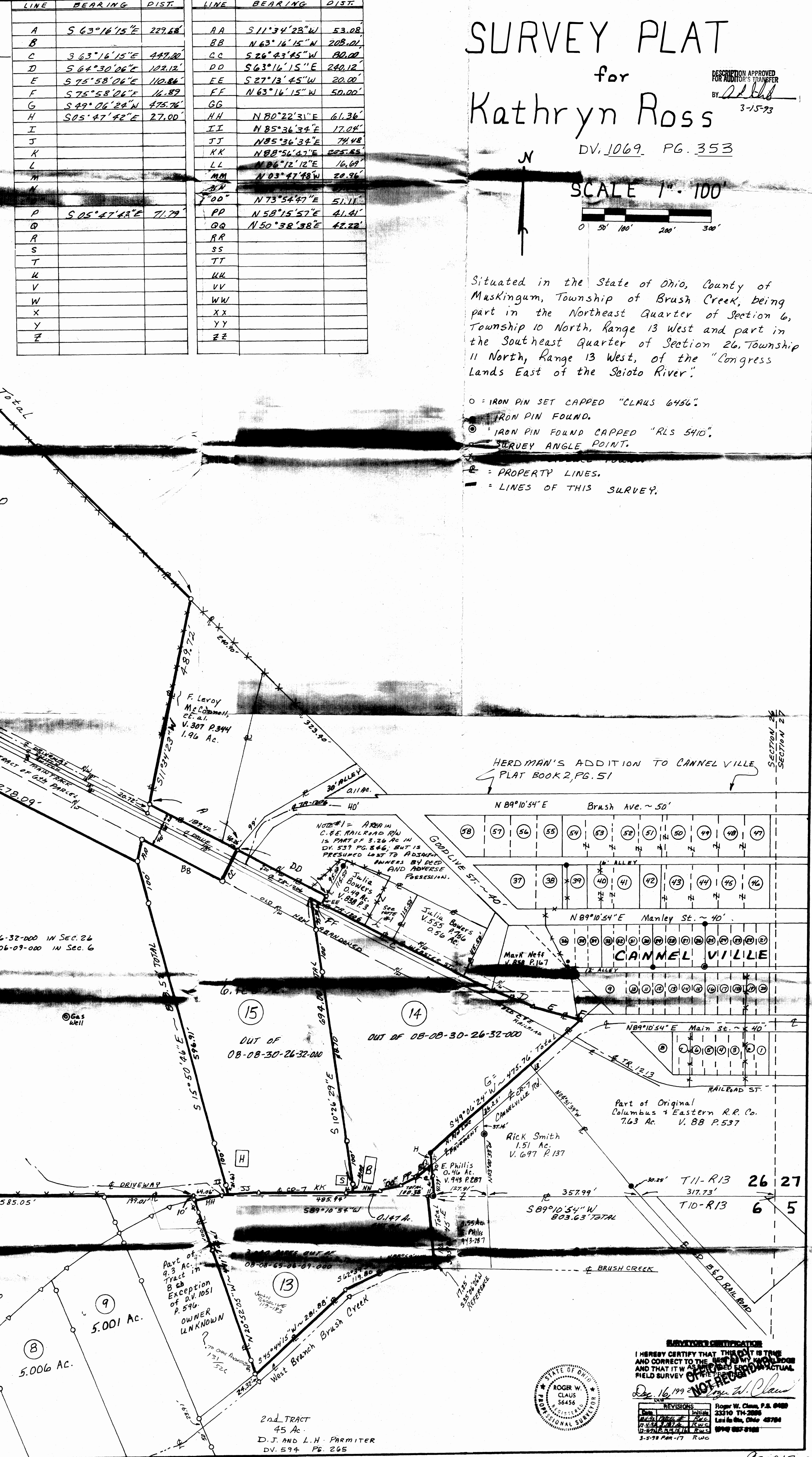
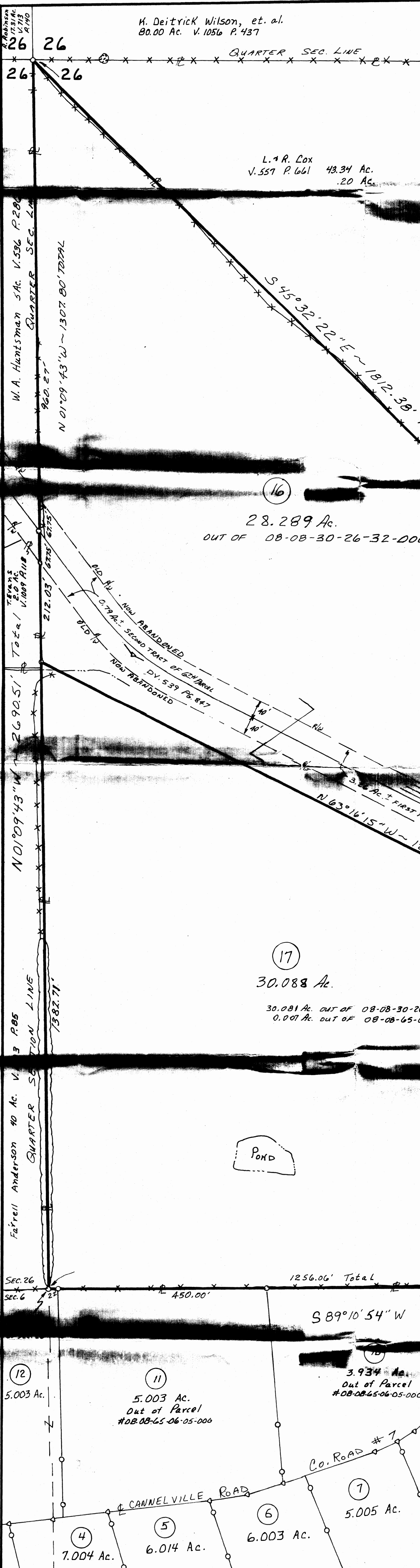
SCALE 1" = 100'



Situated in the State of Ohio, County of Muskingum, Township of Brush Creek, being part in the Northeast Quarter of Section 6, Township 10 North, Range 13 West and part in the Southeast Quarter of Section 26, Township 11 North, Range 13 West, of the "Congress Lands East of the Scioto River".

- = IRON PIN SET CAPPED "CLAUS 6456"
- = IRON PIN FOUND
- ⊙ = IRON PIN FOUND CAPPED "RLS 5410"
- ⊕ = SURVEY ANGLE POINT
- = PROPERTY LINES.
- = LINES OF THIS SURVEY.

LINE	BEARING	DIST.	LINE	BEARING	DIST.
A	S 63° 16' 15" E	229.68'	AA	S 11° 34' 28" W	53.08'
B			BB	N 63° 16' 15" W	208.01'
C	S 63° 16' 15" E	449.00'	CC	S 26° 43' 45" W	80.00'
D	S 64° 30' 06" E	123.12'	DD	S 63° 16' 15" E	240.12'
E	S 75° 58' 06" E	110.86'	EE	S 27° 13' 45" W	20.00'
F	S 75° 58' 06" E	16.89'	FF	N 63° 16' 15" W	50.00'
G	S 49° 06' 28" W	475.76'	GG		
H	S 05° 47' 42" E	27.00'	HH	N 80° 22' 31" E	61.36'
I			II	N 85° 36' 34" E	17.04'
J			JJ	N 85° 36' 34" E	74.48'
K			KK	N 88° 56' 47" E	225.85'
L			LL	N 86° 12' 12" E	16.09'
M			MM	N 05° 47' 42" W	20.96'
N			NN		
O			OO	N 73° 54' 47" E	51.11'
P	S 05° 47' 42" E	71.79'	PP	N 58° 15' 57" E	41.41'
Q			QQ	N 50° 38' 38" E	42.22'
R			RR		
S			SS		
T			TT		
U			UU		
V			VV		
W			WW		
X			XX		
Y			YY		
Z			ZZ		



SURVEYOR'S 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.

[Signature]
Dec 16, 1992

ROGER W. CLAUS
6456
PROFESSIONAL SURVEYOR

REVISIONS	DATE	BY
1		
2		
3		
4		
5		

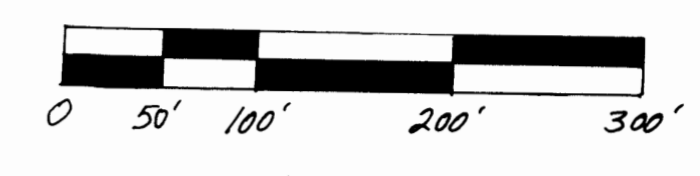
Roger W. Claus, P.E. 6456
23310 TH 2886
Lodi In Ohio, Ohio 43764
6994 687-9188
3-5-78 PM-17 RWG

SURVEY PLAT

for
Kathryn Ross

DV. 1069 PG. 353

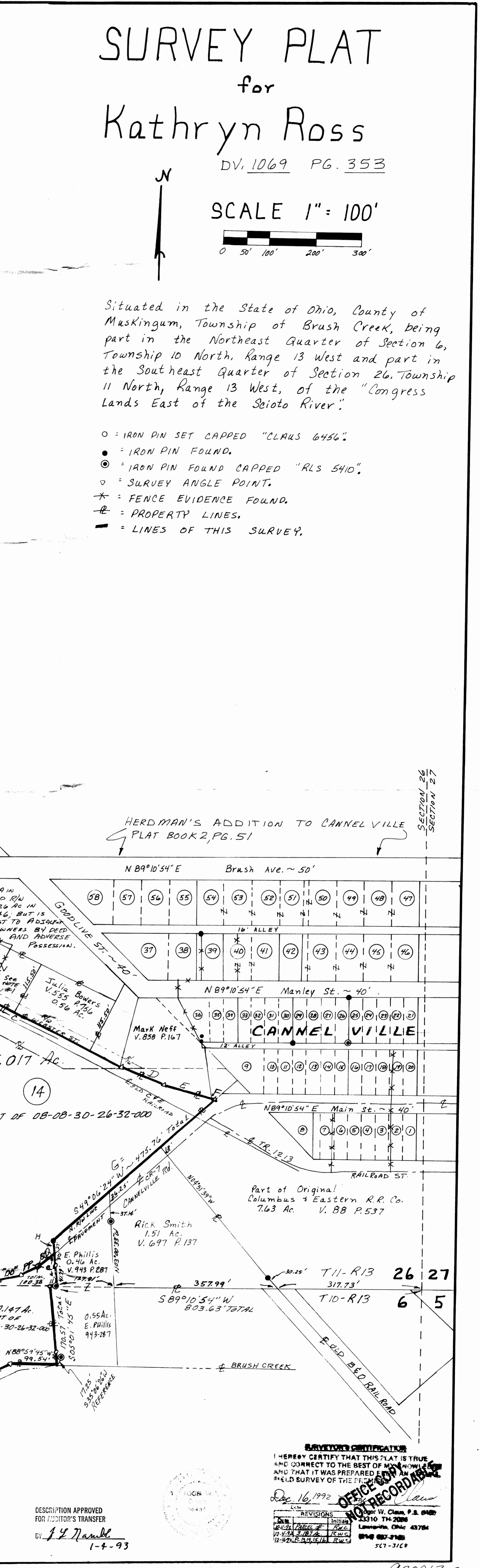
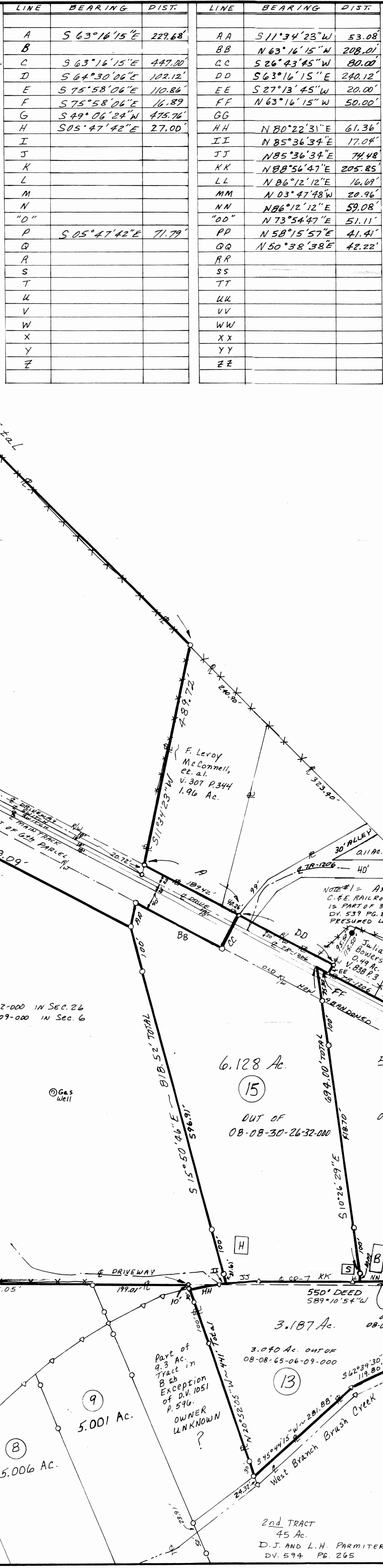
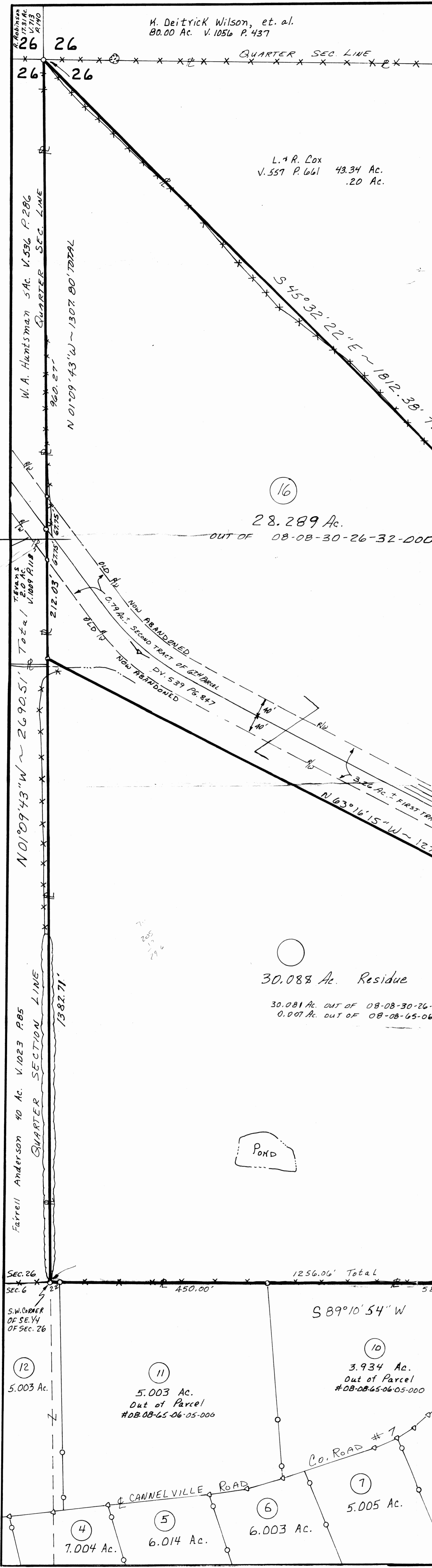
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- * = FENCE EVIDENCE FOUND.
- = PROPERTY LINES.
- = LINES OF THIS SURVEY.

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R			RR		
S			SS		
T			TT		
U			UU		
V			VV		
W			WW		
X			XX		
Y			YY		
Z			ZZ		



SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT IT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THAT I WAS PRESENT AT THE FIELD SURVEY OF THE PROPERTY DESCRIBED HEREIN.
 DATE: Dec. 16, 1992
 SURVEYOR: [Signature]
 OFFICE: [Signature]
 ADDRESS: [Signature]

DESCRIPTION APPROVED FOR DONOR'S TRANSFER BY: [Signature]
 1-4-93