

08-30-26-32-002

ADDRESS N/A

OFFICE COPY
NOT RECORDABLE

Description of Parcel 14

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:

Commencing for reference at the calculated southeast corner of Section 26 and at the northeast corner of Section 6;

thence, with the south line of Section 26 and the north line of Section 6, South $89^{\circ}10'54''$ West a distance of 803.63 feet to an iron pin found at the southwest corner of a 0.46 acres tract as conveyed to E. Phillis by Deed Volume 943, Page 287 of the Muskingum County Recorder's Office;

thence, with the west line of said Phillis property, North $05^{\circ}47'42''$ West a distance of 71.79 feet to a point in the centerline of County Road No. 7 (Cannelville Road), being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning with the centerline of County Road No. 7, the following four courses:

- (1) South $50^{\circ}38'38''$ West a distance of 42.22 feet to a point in the centerline of an existing bridge;
- (2) thence South $58^{\circ}15'57''$ West a distance of 41.41 feet to a point;
- (3) thence South $73^{\circ}54'47''$ West a distance of 51.11 feet to a point;
- (4) thence South $86^{\circ}12'12''$ West a distance of 59.08 feet to a point;

thence, leaving the road, North $03^{\circ}47'48''$ West a distance of 20.96 feet to an iron pin set;

thence North $10^{\circ}26'29''$ West a distance of 694.00 feet to a point in the centerline of Township Road No. 1206 (Webster Street), passing through three iron pins set at distances of plus 100.00 feet, plus 518.70 feet, and plus 618.70 feet, respectively;

thence, with the centerline of survey of Township Road No. 1206 (Webster Street), the following five courses:

- (1) South $63^{\circ}16'15''$ East a distance of 50.00 feet to a point at the southwest corner of a 0.49 acres tract as conveyed to Julia Bowers by Deed Volume 838, Page 3 of the Muskingum County Recorder's Office;

**OFFICE COPY
NOT RECORDABLE**

(2) thence, continuing, South 63°16'15" East a distance of 447.00 feet to a point at the southwest corner of the Mark Neff property as described in Deed Volume 858, Page 167 of the Muskingum County Recorder's Office;

(3) thence South 64°30'06" East a distance of 102.12 feet to a point;

(4) thence South 75°58'06" East a distance of 110.86 feet to a point;

(5) thence, continuing, South 75°58'06" East a distance of 16.89 feet to a point in the north right-of-way line of County Road No. 7 (Cannelville Road);

thence, with the north right-of-way line of County Road No. 7 (Cannelville Road), South 49°06'24" West a distance of 475.76 feet to an iron pin found at the northwest corner of the aforementioned 0.46 acres tract owned by E. Phillis;

thence, with the west line of said Phillis property, South 05°47'42" East a distance of 27.00 feet to the Point of Beginning;

containing 5.017 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 right-of-way of County Road No. 7.

Subject to the 20.00 feet wide right-of-way of Township Road No. 1206.

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."

Page 3 of 3
Description of Parcel 14

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 sol 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 a 40.00 feet wide easement being reserved unto the grantor, 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. 7. Said easement runs in an east-west direction across the south end of the above described property with the south line of said easement being the centerline of County Road No. 7. Containing 0.178 acres, more or less, of easement.

Subject to another 40.00 feet wide easement being reserved unto the grantor, his heirs, and/or assigns, forever. Said easement is for the purposes of running utilities to other parcels of land on or near Township Road No. 1206 (Webster Street). 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. 1206. Containing 0.667 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 89°10'54" East.

The above description prepared by Roger Claus, Registered Surveyor No. 6456, based on a new survey of December 14, 1992.

Prior Deed: Deed Volume 1069, Page 35.

DESCRIPTION APPROVED
FOR CREDITOR'S TRANSFER

BY J L Hambl
1-4-93

OFFICE COPY
NOT RECORDABLE