

08-30-26-32-003

ADDRESS N/A

Description of Parcel 15

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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 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, 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), being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning 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 240.12 feet to an iron pin set in the west line of a 0.49 acres tract as conveyed to Julia Bowers by Deed Volume 838, Page 3 of the Muskingum County Recorder's Office;

thence, with the west line of said Bowers property, South 27°13'45" West a distance of 20.00 feet to a point at the southwest corner of said Bowers tract which is located in the centerline of survey of Township Road No. 1206 (Webster Street);

thence, with the centerline of survey of Township Road No. 1206 (Webster Street), North 63°16'15" West a distance of 50.00 feet to a point;

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thence, leaving the road, South 10°26'29" East a distance of 694.00 feet to an iron pin set, passing through three iron pins set at distances of plus 75.30 feet, plus 175.30 feet, and plus 594.00 feet, respectively;

thence South 03°47'48" East a distance of 20.96 feet to a point in the centerline of County Road No. 7 (Cannelville Road);

thence, with the centerline of County Road No. 7 (Cannelville Road), the following three courses:

- (1) South 86°12'12" West a distance of 16.69 feet to a point;
- (2) thence South 88°56'47" West a distance of 205.85 feet to a point;
- (3) thence South 85°36'34" West a distance of 74.48 feet to a point;

thence, leaving the road, North 15°50'46" West a distance of 818.52 feet to an iron pin set, passing through three iron pins set at distances of plus 21.61 feet, plus 121.61 feet, and plus 718.52 feet, respectively;

thence, North 11°34'23" East a distance of 53.08 feet to an iron pin set in the south right-of-way line of the old abandoned C. and E. 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.);

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

thence, leaving the right-of-way line, North 26°43'45" East a distance of 80.00 feet to the Point of Beginning;

containing 6.128 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.

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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, tipplers, 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 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 0.273 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 0.202 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" West.

The above description prepared by Roger C. Claus, Registered Surveyor No. 6456, based on a new survey of Parcel 15.

Prior Deed: Deed Volume 1069, Page 310

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY J. J. Hambl  
1-4-93

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