

25-16-07-14 PS
23-16-07-15 PS
ADDRESS N/A

Description of 90.884 acres

Situated in the State of Ohio, County of Muskingum, Township of Hopewell, being in the south half of Section 7, Range 9 West, Township 1 North, of "The United States Military District", and being bounded and described as follows:

Commencing for reference at the calculated southeast corner of Section 7 (Note: Reference bearing on the south line of Section 7 used as North 89°35'35" West);

thence, with the east line of Section 7, North 01°16'59" East a distance of 477.40 feet to an iron pin found capped "Biedenbach PS-5718, PS-6923" at the northeast corner of a 6.00 acres tract as conveyed to John R. Scott by Deed Volume 969, Page 55 of the Muskingum County Recorder's Office, said iron pin found also being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning with the north line of said Scott property, North 89°30'38" West a distance of 604.87 feet to an axle found at the northeast corner of a 12.25 acres tract as conveyed to Dean Filkill by Deed Volume 591, Page 54 of the Muskingum County Recorder's Office;

thence, with the north line of said Filkill property, North 89°33'03" West a distance of 1,334.45 feet to a point in the centerline of Township Road No. 122, passing through an iron pin set at a distance of plus 1,304.45 feet;

thence, with the centerline of Township Road No. 122, North 39°13'08" West a distance of 135.83 feet to an iron pin found in the centerline intersection with Township Road No's. 291 and 609;

thence, with the centerline of Township Road No. 609, the following five courses:

- (1) South 37°11'34" West a distance of 130.48 feet to a point;
- (2) thence South 43°01'05" West a distance of 31.28 feet to a point;
- (3) thence South 51°24'19" West a distance of 86.30 feet to a point;
- (4) thence South 60°18'59" West a distance of 174.55 feet to a point;
- (5) thence South 50°54'52" West a distance of 371.56 feet to a point in the west line of the southeast quarter of Section 7, said point being located for reference North 00°49'28" East a distance of 78.17 feet from the southwest corner of the southeast quarter of Section 7;

Page 2 of 4

Description of 90.884 acres

thence, with east line of a 53.31 acres tract as conveyed to James D. Scott by Deed Volume 509, Page 546 of the Muskingum County Recorder's Office, the following four courses:

- (1) with the quarter section line, North 00°49'28" East a distance of 858.96 feet to an iron pin set;
- (2) thence, leaving the quarter section line, North 41°01'56" West a distance of 271.66 feet to an iron pin set;
- (3) thence North 15°10'20" West a distance of 353.49 feet to an iron pin set;
- (4) thence North 17°43'29" West a distance of 248.01 feet to an iron pin found at the southeast corner of a 30.04 acres tract as conveyed to Robert E. Davis by Deed Volume 786, Page 37 of the Muskingum County Recorder's Office;

thence, with the east line of said Davis property, the following three courses:

- (1) North 16°59'52" West a distance of 101.85 feet to an iron pin found;
- (2) thence North 09°35'42" West a distance of 356.61 feet to an iron pin found;
- (3) thence North 45°16'42" West a distance of 754.72 feet to an iron pin found **ON** the north line of the southwest quarter of Section 7;

thence, with the quarter section line and the south line of a 33 acres tract as conveyed to Thomas L. Ridenour by Deed Volume 574, Page 735 of the Muskingum County Recorder's Office, South 89°24'23" East a distance of 926.09 feet to an iron pin set at the northwest corner of a 10.85 acres tract as conveyed to Shirl E. Cohen by Deed Volume 867, Page 110 of the Muskingum County Recorder's Office, said iron pin set being located for reference North 89°24'23" West a distance of 71.00 feet from the center of Section 7;

thence, with the east line of said Cohen property and its projection thereof, South 43°12'20" East a distance of 2,148.72 feet to an axle found at the southwest corner of a 20.90 acres tract as conveyed to Charles J. Summers by Deed Volume 806, Page 40 of the Muskingum County Recorder's Office, passing over the quarter section line at a distance of plus 102.15 feet, passing over the centerline of Township Road No. 291 at a distance of plus 1,734.43 feet, and passing through two iron pins found at distances of plus 1,712.69 feet and plus 1,751.43 feet, respectively;

Page 3 of 4
Description of 90.884 acres

thence, with the south line of said Summers property, the following ten courses:

- (1) North 63°34'13" East a distance of 366.18 feet to an axle found;
- (2) thence North 57°38'49" East a distance of 147.43 feet to an axle found;
- (3) thence North 45°34'28" East a distance of 73.00 feet to an axle found;
- (4) thence North 72°00'36" East a distance of 121.29 feet to an axle found;
- (5) thence North 62°40'50" East a distance of 90.12 feet to an axle found;
- (6) thence North 70°36'15" East a distance of 66.33 feet to an axle found;
- (7) thence North 64°34'15" East a distance of 161.70 feet to an axle found;
- (8) thence South 75°03'12" East a distance of 55.21 feet to an axle found;
- (9) thence South 78°39'09" East a distance of 124.36 feet to an axle found;
- (10) thence South 85°42'03" East a distance of 135.90 feet to an iron pin set on the east line of Section 7, said iron pin set being located for reference North 85°42'03" West a distance of 1.05 feet from an axle found;

thence, with the east line of Section 7 which is the west line of an 80 acres tract as conveyed to James D. Scott by Deed Volume 395, Page 258 of the Muskingum county Recorder's Office, South 01°16'59" West a distance of 1,079.63 feet to the Point of Beginning;

containing 90.884 acres, more or less, of which 16.850 acres are all of Parcel No. 25-25-16-07-14-000 in the southwest quarter of Section 7 and 74.034 acres are out of Parcel No. 25-25-16-07-15-000 in the southeast quarter of Section 7.

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

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

Page 4 of 4
Description of 90.884 acres

The bearings in this description are for angle calculations only and are based on the east line of Section 7 assumed as North 01°16'59" East.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of February 28, 1990.

Prior Deed: Deed Volume 537, Page 611

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. J. Namik
3-13-90

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NOT RECORDABLE