

Description of Parcel 2-A

Situated in the State of Ohio, County of Muskingum, Township of Hopewell, being in the southeast quarter 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  $89^{\circ}35'35''$  West);

thence, with the east line of Section 7, North  $01^{\circ}16'59''$  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;

thence, with the north line of said Scott property, North  $89^{\circ}30'38''$  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 and its projection thereof, North  $89^{\circ}33'03''$  West a distance of 1,499.22 feet to a point in the centerline of Township Road No. 609;

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

- (1) North  $37^{\circ}11'34''$  East a distance of 130.48 feet to a point;
- (2) thence North  $36^{\circ}17'19''$  East a distance of 67.25 feet to an iron pin found;
- (3) thence North  $44^{\circ}11'10''$  East a distance of 6.09 feet to a point, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning leaving the road, North  $47^{\circ}33'44''$  West a distance of 191.49 feet to an iron pin set, passing through an iron pin set at a distance of plus 14.14 feet;

thence North  $33^{\circ}12'31''$  East a distance of 130.94 feet to a point in the grantor's north property line;

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thence, with the grantor's north property line, South 51°26'20" East a distance of 219.00 feet to a point in the centerline of Township Road No. 609, passing through two iron pins set at distances of plus 89.00 feet and plus 189.00 feet, respectively;

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

- (1) South 45°25'58" West a distance of 73.90 feet to a point;
- (2) thence South 44°11'10" West a distance of 70.28 feet to the Point of Beginning;

containing 0.643 acres, more or less, being a new split out of Parcel No. 25-25-16-07-15-001 in the southeast quarter of Section 7.

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

Subject to a 30.00 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. 609. Said easement runs in a north-south direction across the east end of the above described property with the east line of said easement being the centerline of Township Road No. 609. Containing 0.099 acres, more or less, of easement.

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TOGETHER WITH a 40.00 feet wide road right-of-way for ingress and egress and for the running of utilities from Township Road No. 609 to the northwest corner of the above described property. The north line of said 40.00 feet wide right-of-way being described as follows:

Beginning at an iron pin set in the grantor's north property line as described in Deed Volume 160, Page 366 of the Muskingum County Recorder's Office and being at the northwest corner of the above described 0.643 acres tract;

thence, from said Point of Beginning with the north line of said 0.643 acres tract and the grantor's north property line, South 51°26'20" East a distance of 219.00 feet to a point in the centerline of Township Road No. 609 at the grantor's northeast property corner, said point being The True Point of Ending for this right-of-way;

Containing 0.201 acres, more or less, of total right-of-way, of which the north 30.00 feet of right-of-way being for ingress and egress and the south 10.00 feet of right-of-way being for the running of utilities.

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Subject to all of the above described 40.00 feet wide right-of-way being also reserved unto the grantor's and assigns forever for the same common purposes of ingress and egress and the running of utilities to any other parts of the grantor's original 8.079 acres tract.

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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 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 May 21, 1992.

Prior Deed: Deed Volume 160, Page 366

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY J. L. Nambé  
5-29-92

**OFFICE COPY  
NOT RECORDABLE**

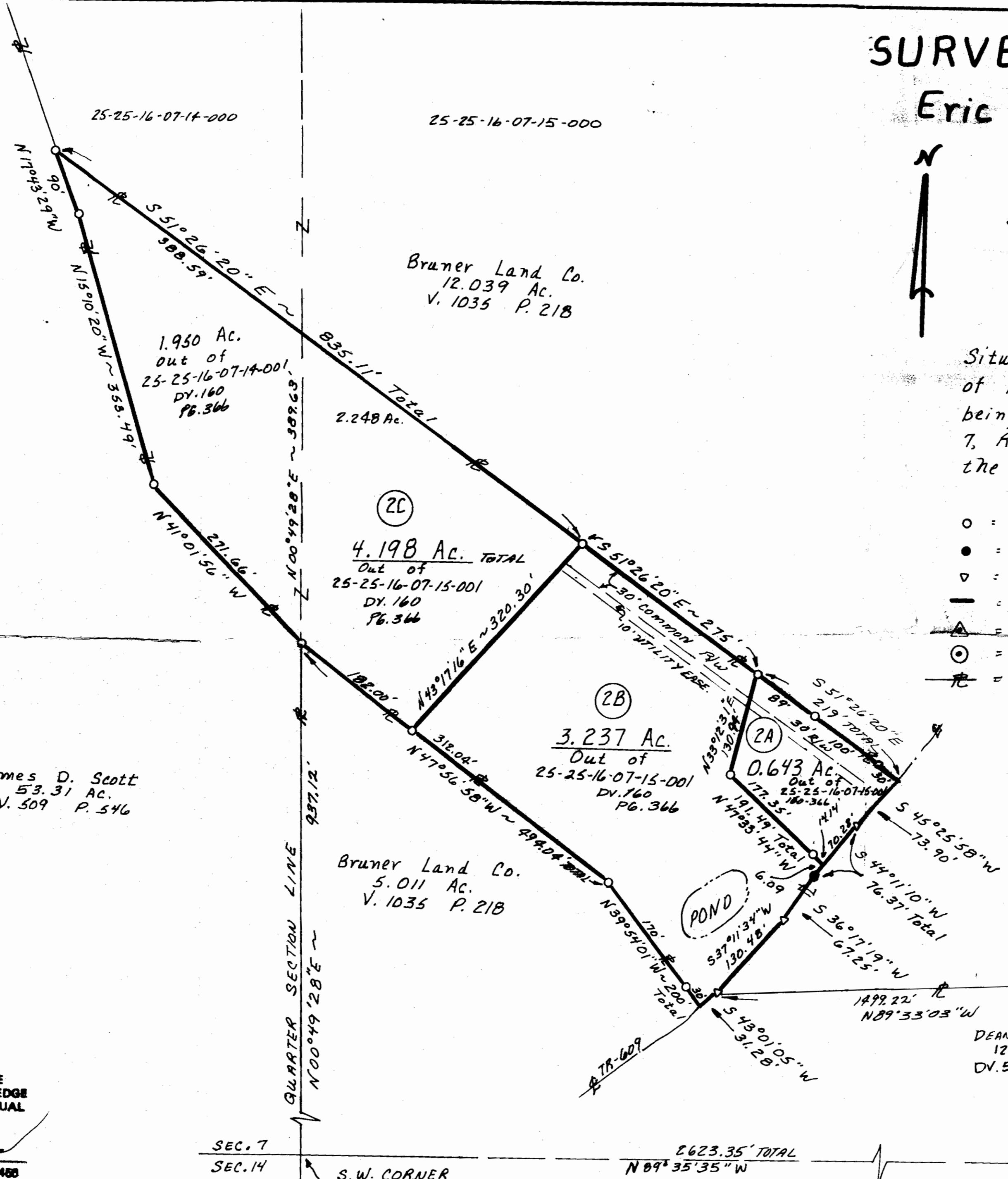
# SURVEY PLAT FOR Eric Holmquist

SCALE 1" = 100'



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 "U.S. Military District".

- = IRON PIN SET CAPPED "CLAUS 6456".
- = IRON PIN FOUND.
- ▽ = SURVEY ANGLE POINT.
- = LINES OF THIS SURVEY.
- ▲ = IRON PIN FOUND CAPPED "BIEDENBACH PS-5718 PS-4928"
- ⊙ = AXLE FOUND.
- ⊕ = EXISTING PROPERTY LINES.

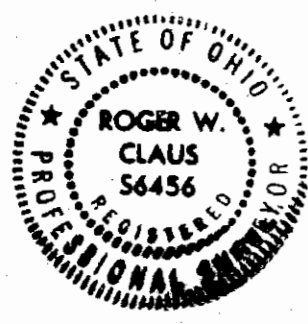


James D. Scott  
53.31 Ac.  
V. 509 P. 546

Bruner Land Co.  
5.011 Ac.  
V. 1035 P. 218

DEAN FILKILL  
12.25 Ac.±  
DV. 591 PG. 54

JOHN R. SCOTT  
6.00 Ac.±  
DV. 469 PG. 55



**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 OF THE PREMISES.

May 29 1997  
 OFFICE COPY  
 NOT RECORDABLE  
 Roger W. Claus  
 33310 TH-2086  
 Louisville, Ohio 43754  
 (614) 887-3188

DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER  
 BY A.L. Nambel  
 5-29-97

SEC. 7  
 SEC. 14

S.W. CORNER OF S.E. 1/4 OF Sec. 7

2623.35' TOTAL  
 N 89° 35' 35" W

7 8

14 13