

25-16-07-15-003

ADDRESS N/A

Description of Parcel 2-C

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 east line of Section 7 used as North $01^{\circ}16'59''$ East);

thence, with the south line of Section 7, North $89^{\circ}35'35''$ West a distance of 2,623.35 feet to a point at the calculated southwest corner of the southeast quarter of Section 7;

thence, with the west line of said quarter section, North $00^{\circ}49'28''$ East a distance of 937.12 feet to an iron pin set in the south line of an 8.079 acres tract as conveyed to W. Goslin by Deed Volume 1060, Page 366 of the Muskingum County Recorder's Office, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning leaving the quarter section line and running along the 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 three courses:

- (1) North $41^{\circ}01'56''$ West a distance of 271.66 feet to an iron pin set;
- (2) thence North $15^{\circ}10'20''$ West a distance of 353.49 feet to an iron pin set;
- (3) thence North $17^{\circ}43'29''$ West a distance of 90.00 feet to an iron pin set;

thence, leaving the property line, South $51^{\circ}26'20''$ East a distance of 835.11 feet to an iron pin set, passing over the west line of the southeast quarter of Section 7 at a distance of plus 388.59 feet;

thence, leaving the property line, South $43^{\circ}17'16''$ West a distance of 320.30 feet to an iron pin set in the grantor's south property line;

thence, with the grantor's south property line, North $47^{\circ}56'58''$ West a distance of 182.00 feet to the Point of Beginning;

containing 4.198 acres, more or less, of which:

- 1.950 acres are out of Parcel No. 25-25-16-07-14-000 in the southwest quarter of Section 7 and
- 2.248 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.

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 northeast 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 northeast corner of the above described 4.198 acres tract;

thence, from said Point of Beginning with the projection of the north line of said 4.198 acres tract and the grantor's north property line, South $51^{\circ}26'20''$ East a distance of 494.00 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 0.454 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.

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.

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 $01^{\circ}16'59''$ 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. Hamble*

5-29-92

**OFFICE COPY
NOT RECORDABLE**

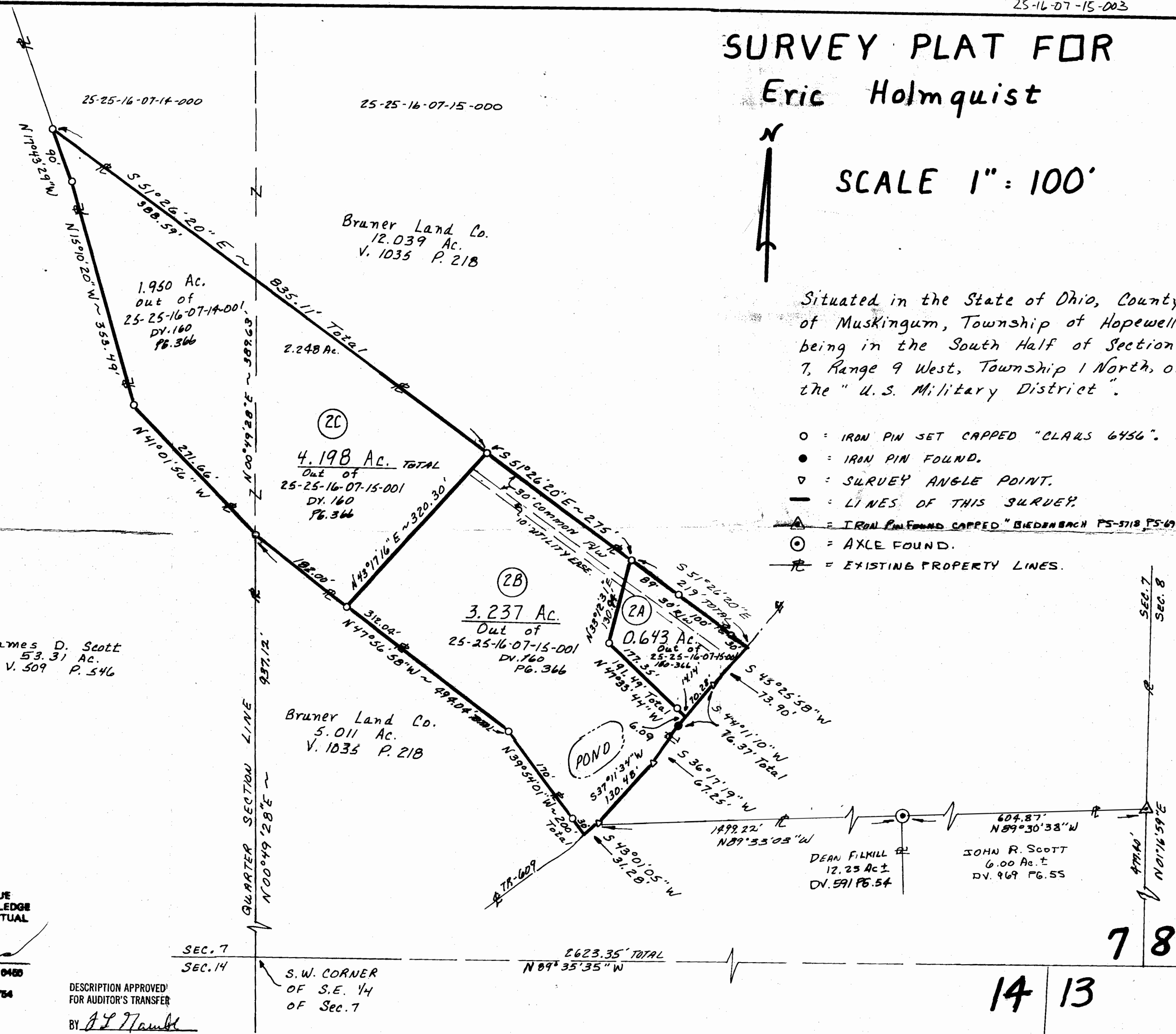
SURVEY PLAT FOR Eric Holmquist

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-6923"
- ⊙ = AXLE FOUND.
- = EXISTING PROPERTY LINES.



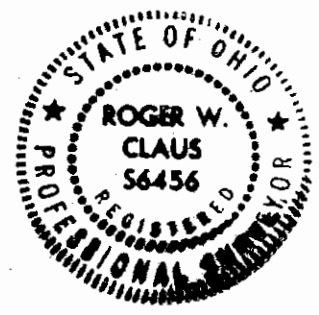
James D. Scott
53.31 Ac.
V. 509 P. 546

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

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

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

JOHN R. SCOTT
6.00 Ac.±
DV. 969 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.

OFFICE COPY
 NOT RECORDABLE
 Roger W. Claus
 33310 TH-2006
 Lawrenceville, Ohio 43754
 614-687-3188

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

SEC. 7
 SEC. 14
 S.W. CORNER OF S.E. 1/4 OF SEC. 7

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 14 13