

Situated in the State of Ohio, County of Muskingum, Township of Hopewell:

Being part of Quarter Township #4, of Township #1, Range #9, of the US Military District, being part of the Richard Paul property described in deed reference Deed Book Volume 691, Page 325 of said county's deed records, known as Muskingum County Auditor's Parcel Number 25-55-21-38-000, and more particularly described as follows;

Beginning at an iron pipe (found) at the Northern corner of Lot #4 of Walnut Hills Subdivision #1 recorded in Plat Book 2, Page 29;

- #1- thence S 32 47 50 W 200.00 feet along the Northwest line of said Lot #4 and Southwest line of a 50 foot wide access between said Lot #4 and Lot #5 of Walnut Hills Subdivision #2 recorded in Plat Book 14, Page 117, to an iron pipe (found) at the Western corner of said Lot #4;
- #2- thence S 57 12 30 E 266.91 feet along the Southwest lines of Lots #2, #3, & #4 of said Walnut Hills Subdivision #1 to an iron pipe (found) at a corner of said Lot #2, also being on the North line of the W. Edwards property described in deed reference Deed Book Volume 468, Page 540;
- #3- thence S 75 06 30 W 417.44 feet along the North lines of said Edwards property and the J. Stettles, Jr. property recorded in deed reference Deed Book Volume 1068, Page 147 to an iron pin (found) at a common corner for said Stettles property and for the Stanley and Barbara Badgley property recorded in deed reference Deed Book Volume 914, Page 280;
- #4- thence S 80 33 30 W 199.41 along the North line of said Badgley property to an iron pin (found) at the Northwest corner of said Badgley property, also being on the East line of the SMV Holding Group property recorded in deed reference Deed Book Volume 1102, Page 29;
- #5- thence N 00 38 00 E 50.00 feet along the East line of said SMV Holding Group property to an iron pin (found) at the Northeast corner of said SMV Holding Group property;
- #6- thence N 89 59 50 W 227.98 feet along the North line of said SMV Holding Group property to an iron pin (found) at the Northwest corner of said SMV Holding Group property, also being on the East line of the M. Arnold property described in deed reference Deed Book Volume 698, Page 167;
- #7- thence N 00 00 10 E 452.43 feet along the common line for said Arnold property and for said Richard Paul property described in deed reference 691, Page 325 to an iron pin (set);
- #8- thence S 86 29 10 E 348.38 feet through said Paul property to an iron pin (set) on the West line of Lot #6 of said Walnut Hills Subdivision #2;
- #9- thence S 05 24 10 E 34.55 feet along the West line of said Lot #6 to an iron pipe (found) at a corner of said Lot #6;
- #10- thence S 57 14 30 E 149.94 feet along the Southwest line of said Lot #6 to the base of a multi-trunk maple tree (found with a magnetic reading) at the common Southern corner of said Lots #5 and #6;
- #11- thence S 32 45 20 W 34.85 feet along a line of the Stephen and Rita Pritchard property described in deed reference Deed Book Volume 843, Page 07 to an iron pin (set);
- #12- thence S 57 14 30 E 100.00 feet continuing along a line of said Pritchard property to an iron pin (set);
- #13- thence N 32 45 20 E 34.85 feet continuing along a line of said Pritchard property to an iron pipe (found) at the Southern corner of said Lot #5;
- #14- thence N 32 45 20 E 200.00 feet along the Southeast line of said Lot #5 and Northwestern line of said 50 foot wide access between said Lot #4 & #5 to an iron pipe (found) at the Eastern corner of said Lot #5, also being on the Southwestern line of Walnut Hills Drive (Township Road #1635);
- #15- thence S 57 20 30 E 50.00 feet along the Southwest line of said Township Road to the place of beginning, containing 6.184 acres.

SAVINGS AND EXCEPTING AN EASEMENT

Saving and excepting a non-exclusive ingress and egress easement from Walnut Hills Drive (Township Road #1635) through the above described 6.184 acre parcel to the grantor's remaining property, and more particularly described as follows. Beginning at an iron pipe (found) at the Northern corner of Lot #4 of Walnut Hills Subdivision #1 recorded in Plat Book 2, Page 29;

- #1- thence S 32 47 50 W 200.00 feet along the Northwest line of said Lot #4 to an iron pipe (found) at the Western corner of said Lot #4;
- #2- thence S 32 45 20 W 54.94 feet through said 6.184 acre parcel to a point;
- #3- thence N 57 14 30 W 152.16 feet continuing through said 6.184 acre parcel to a point;
- #4- thence N 44 09 30 W 228.88 feet continuing through said 6.184 acre parcel to a point on the North line of said 6.184 acre parcel;
- #5- thence S 86 29 10 E 61.82 feet along the North line of said 6.184 acre parcel to an iron pin (set) on the West line of Lot #6 of Walnut Hills Subdivision #2 recorded in Plat Book 14, Page 117;
- #6- thence S 05 24 10 E 34.55 feet along the West line of said Lot #6 to an iron pipe (found) at a corner of said Lot #6;
- #7- thence S 57 14 30 E 149.94 feet along the Southwest line of said Lot #6 to the base of a multi-trunk maple tree (found with a magnetic reading) at the common Southern corner of said Lots #5 and #6;
- #8- thence S 32 45 20 W 34.85 feet along a line of the Stephen and Rita Pritchard property described in deed reference Deed Book Volume 843, Page 07 to an iron pin (set);
- #9- thence S 57 14 30 E 100.00 feet continuing along a line of said Pritchard property to an iron pin (set);
- #10- thence N 32 45 20 E 34.85 feet continuing along a line of said Pritchard property to an iron pipe (found) at the Southern corner of said Lot #5;
- #11- thence N 32 45 20 E 200.00 feet along the Southeast line of said Lot #5 to an iron pipe (found) at the Eastern corner of said Lot #5, also being on the Southwestern line of Walnut Hills Drive (Township Road #1635);
- #12- thence S 57 20 30 E 50.00 feet along the Southwest line of said Township Road to the place of beginning;

The bearings within the description are based on State Plane Coordinate Grid derived from a Solar Observation (Local Hour Angle Method). Bearings are shown in a format of Degrees, Minutes, and Seconds. Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness P.L.S.6885).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on October 17, 1997, in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe all or any easements of record, nor encroachments unless otherwise indicated.

OFFICE COPY
Office Copy
NOT RECORDABLE
Charles R. Harkness P.L.S. #6885

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER
BY *CRH*
10-21-97

