

25-75-01-33-002

400 MORGAN RD

DESCRIPTION OF A PART OF PARCEL # 25 - 75 - 01 - 33
WHICH WAS CONVEYED TO JAMES A. AND PATRICIA WIETZEL
IN DEED VOLUME 716, PAGE 56 OF MUSKINGUM RECORDS.

Situate in the State of Ohio, County of Muskingum, Township of Hopewell, and being part of the Northwest Quarter of Section # 1, Township 18 North, Range 15 West, of the Congress Lands East of the Scioto River and being a part of the 22.28 acre parcel of land as conveyed to James A. and Patricia Wietzel in Deed Volume 716, Page 56, of the Muskingum County Deed Records, and being more particularly bounded and described as follows:

Beginning for reference at a stone found at the Northwest corner of Section # 1, thence along the West line of Section #1 and Clay City Beverages Inc. Property (Vol. 956, Pg. 48), South 00 degrees 08 minutes 29 seconds West 1028.70 feet to a point in Morgan Rd. (Co. Rd. # 123) and The True Place of Beginning ; thence leaving said section line along Raymond and Mildred McHenry property (Vol. 853, Pg. 49), North 81 degrees 33 minutes 00 seconds East 291.00 feet to an iron pin set, passing the centerline of Morgan Rd. (Co. Rd. # 123) at 2.26 feet and an axle found at 18.31 feet ; thence along a new line South 08 degrees 27 minutes 00 seconds East 150.00 feet to an iron pin set ; thence along a new line South 81 degrees 33 minutes 00 seconds West 313.66 feet to a point in Morgan Rd. (Co. Rd. # 123) and on the West line of Section # 1, passing an iron pin set at 278.66 feet and the centerline of Morgan Rd. (Co.Rd. # 123) at 309.01 feet ; thence along the West line of Section # 1 and Clay City Beverages Inc. (Vol. 956, Pg. 48), North 00 degrees 08 minutes 29 seconds East 151.70 feet to the True place of beginning.

Containing 1.041 Acres, more or less, subject to all easements , restrictions , or right of ways , either written or implied. Also subject to the right of way of Morgan Rd. (Co.Rd. # 123). All iron pins set are 30 inch long by 5/8 inch diameter rebar with a yellow cap labeled "BINCKLEY S-7879".

Bearings contained herein are assumed on the West line of Section # 1 as being South 00 degrees 08 minutes 29 seconds West and are for angular measurement only.

This description is based on a field survey made by Binckley Land Surveying , Nashport , Ohio in February, 2000.

Binckley Land Surveying

OFFICE COPY

NOT RECORDABLE

Donald E. Binckley II

Date

Ohio Professional Surveyor No. 7879

DESCRIPTION APPROVED
FOR ALIENATION TO RECORD
BY *[Signature]*

2-29-2000