

Description of Parcel No. 2

Situated in the State of Ohio, County of Muskingum, Township of Hopewell, being in the southwest quarter of Section 8, Range 15 West, Township 18 North, of "The Congress Lands East of The Scioto River", and being bounded and described as follows:

Commencing for reference at an iron pin set at the southwest corner of Section 8 (Note: Reference bearing on the south line of Section 8 used as North 89°11'26" West.);

thence, with the west line of Section 8 and the east line of an 86.44 acres tract as conveyed to Fred Bates by Deed Volume 1054, Page 265 of the Muskingum County Recorder's Office, North 00°05'32" East a distance of 795.00 feet to an iron pin set, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning continuing with the west line of Section 8 and the east line of said Bates property, North 00°05'32" East a distance of 390.00 feet to an iron pin set;

thence, leaving the section line, South 66°10'13" East a distance of 688.63 feet to a point in the centerline of Township Road No. 285 (Palmer Road), passing through two iron pins set at distances of plus 558.63 feet and plus 658.63 feet, respectively;

thence, with the centerline of Township Road No. 285, the following three courses:


- (1) South 28°30'55" West a distance of 259.19 feet to a point;
- (2) thence South 28°19'47" West a distance of 62.35 feet to a point;
- (3) thence South 28°19'47" West a distance of 60.00 feet to a point;

thence, leaving the road, North 63°30'32" West a distance of 501.41 feet to the Point of Beginning, passing through two iron pins set at distances of plus 30.00 feet and plus 130.00 feet, respectively;

containing 5.015 acres, more or less, being a new split out of Parcel No. 25-80-08-12.000.

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

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY   
5-31-95

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Subject to the right-of-way of Township Road No. 285.

Subject to the 100 year Flood Plain restrictions, if applicable.

Subject to a 50.00 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. 285. Said easement runs in a southwest to northeast direction across the southeast end of the above described property with the southeast line of said easement being the centerline of Township Road No. 285. Containing 0.438 acres, more or less, of easement.

Subject to any facts that may be disclosed in a full and accurate title search.

All iron pins set are 1/2" x 30" rebar capped and labeled "Claus 6456".

The bearings in this description are for angle calculations only and are based on the south line of Section 8 used as an assumed bearing of North 89°11'26" West.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of May 23, 1995.

Prior Deed: Deed Volume 1107, Page 34.

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NOT RECORDABLE**

