

Description of Parcel No. 23

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:

Beginning at an iron pin set at the southeast corner of southwest quarter of Section 8 (Note: Reference bearing on the east line of the southwest quarter of Section 8 used as North 00°17'04" West.);

thence, from said Point of Beginning with the south line of Section 8 and the north line of a 155.00 acres tract as conveyed to R. Mellon by Deed Volume 1046, Page 116 of the Muskingum County Recorder's Office, North 89°11'26" West a distance of 1,119.16 feet to an iron pin set;

thence, leaving the section line, North 50°58'04" West a distance of 504.97 feet to an iron pin set;

thence North 61°35'58" West a distance of 687.48 feet to a point in the centerline of Township Road No. 285 (Palmer Road), passing through two iron pins set a distances of plus 560.00 feet and plus 660.00 feet, respectively;

thence, with the centerline of Township Road No. 285, North 28°19'47" East a distance of 62.35 feet to a point;

thence, leaving the road, South 61°35'58" East a distance of 687.56 feet to an iron pin set, passing through two iron pins set at distances of plus 28.00 feet and plus 128.00 feet, respectively;

thence South 88°30'12" East a distance of 1,480.43 feet to an iron pin set in the east line of the southwest quarter of Section 8, passing through an iron pin set at a distance of plus 265.00 feet;

thence, with the quarter section line and the west line of a 160.00 acres tract as conveyed to Richard Straker by Deed Volume 543, Page 729 of the Muskingum County Recorder's Office, South 00°17'04" East a distance of 350.00 feet to the Point of Beginning;

containing 12.007 acres, more or less, being a new split out of Parcel No. 25-80-08-12.000.

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

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY At Smith

5-31-95

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

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 northwest end of the above described property with the northwest line of said easement being the centerline of Township Road No. 285. Containing 0.072 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**

