

ADDRESS N/A

29-10-07-12 PS

Description of 180.903 acres

Situated in the State of Ohio, County of Muskingum, Township of Jackson, being in the west half of Section 7, Range 9 West, Township 3 North, of "The United States Military District" and being bounded and described as follows:

Commencing for reference at an iron pin found capped "C.R. Harkness RS-6885" at the southwest corner of Section 7 (Note: Reference bearing on the west line of the southwest quarter of Section 7 used as North 00°25'04" West.);

thence, with the west line of Section 7 and the east line of a 78.00 acres tract as conveyed to James and Betty L. Tanner by Deed Volume 1048, Page 500 of the Muskingum County Recorder's Office, North 00°25'04" West a distance of 1,194.79 feet to a point in the centerline of County Road No. 322 (Perryton Road), being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning continuing with the west line of Section 7, the east line of a 1.50 acres tract as conveyed to Everett Tanner by Deed Volume 658, Page 266, and the east line of a 17.91 acres tract as conveyed to Atha Prince by Deed Volume 634, Page 138 of the Muskingum County Recorder's Office, North 00°25'04" West a distance of 1,483.46 feet to an iron pin set at the northwest corner of the southwest quarter of Section 7;

thence, continuing with the west line of Section 7 and the east line of a 19.00 acres tract as conveyed to Atha Prince by Deed Volume 634, Page 138 of the Muskingum County Recorder's Office, North 00°39'49" West a distance of 1,341.67 feet to a railroad tie post found at the northwest corner of the southwest quarter of the northwest quarter of Section 7;

thence, continuing with the west line of Section 7 and the east line of a 40.00 acres tract as conveyed to George Dudas, Jr. by Deed Volume 605, Page 180 of the Muskingum County Recorder's Office, North 00°32'05" West a distance of 324.20 feet to an iron pin set at the southwest corner of a 64.90 acres tract as conveyed to Clarence E. Fracker, Jr. by Deed Volume 712, Page 153 of the Muskingum County Recorder's Office;

thence, with the south line of said Fracker property, North 89°56'07" East a distance of 1,350.24 feet to an iron pin set in the east line of the northwest quarter of the northwest quarter of Section 7;

thence, with the quarter-quarter section line and the west line of said Fracker property, South 00°30'49" East a distance of 528.71 feet to a marked stone found;

thence, with the south line of said Fracker property, North 89°39'17" East a distance of 861.39 feet to an iron pin found capped "S.M.R. 7135" at the southwest corner of a 0.46 acre tract as conveyed to Clarence E. Fracker, Jr. by Deed Volume 999, Page 410 of the Muskingum County Recorder's Office;

thence, with the south line of the latter said Fracker property, and the south line of a 0.75 acre tract as conveyed to Gordon Moran by Deed Volume 487, Page 679 of the Muskingum County Recorder's Office, North 89°39'17" East a distance of 493.71 feet to an iron pin set in the east line of the northwest quarter of Section 7, passing through two iron pins found capped "S.M.R. 7135" at distances of plus 153.99 feet and plus 241.27 feet, respectively, passing through an iron pin set at a distance of plus 373.76 feet, and passing over the centerline of County Road No. 38 (Namy Hill Road) at a distance of plus 403.76 feet, respectively;

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thence, with the quarter section line, the west line of a 12.42 acres tract as conveyed to Richard W. Masteller by Deed Volume 776, Page 101, and the west line of a 6.54 acres and 2.26 acres tract as conveyed to Jeffrey L. Wagner by Deed Volume 1045, Page 274 of the Muskingum County Recorder's Office, South 00°04'55" East a distance of 1,568.17 feet to a point in the centerline of Township Road No. 93 (O'Dell Road), passing through three iron pins set at distances of plus 125.16 feet, plus 221.73 feet, and plus 1,528.17 feet, respectively;

thence, with the centerline of Township Road No. 93 (O'Dell Road) and the west line of a 7.00 acres tract as conveyed to Dale L. Fairall by Deed Volume 644, Page 157 of the Muskingum County Recorder's Office, the following thirteen courses:

- (1) South 43°47'32" West a distance of 88.77 feet to a point;
- (2) thence South 43°47'32" West a distance of 101.58 feet to a point;
- (3) thence South 41°24'22" West a distance of 64.30 feet to a point;
- (4) thence South 32°50'02" West a distance of 50.31 feet to a point;
- (5) thence South 17°48'36" West a distance of 25.62 feet to a point;
- (6) thence South 16°19'19" West a distance of 87.07 feet to a point;
- (7) thence South 11°17'22" West a distance of 144.25 feet to a point;
- (8) thence South 11°17'22" West a distance of 240.98 feet to a point;
- (9) thence South 11°17'22" West a distance of 171.55 feet to a point;
- (10) thence South 06°07'58" West a distance of 110.68 feet to a point;
- (11) thence South 06°07'58" West a distance of 98.17 feet to a point;
- (12) thence South 15°37'31" West a distance of 66.31 feet to a point;
- (13) thence South 17°13'43" West a distance of 87.99 feet to a point at the northeast corner of a 39.48 acres tract as conveyed to Danny R. Painter by Deed Volume 1064, Page 158 of the Muskingum County Recorder's Office,

thence, with the north line of said Painter property, South 89°38'11" West a distance of 1,694.30 feet to a 5/8" iron pin found capped "C.R. Harkness R.S. 6885" at the northeast corner of a 3.00 acres tract as conveyed to Dale E. Derexson by Deed Volume 1113, Page 427 of the Monroe County Recorder's Office;

thence, with the north line of said Derexson property, South 89°38'11" West a distance of 133.00 feet to a point near the centerline of County Road No. 322 (Perryton Road), said point being located for reference North 89°38'11" East a distance of 45.00 feet from an iron pin found capped "C.R. Harkness RS-6885";

thence, with the centerline of County Road No. 322 and the north line of a 1.14 acres tract as conveyed to Dale E. Derexson by Deed Volume 1113, Page 427 of the Muskingum County Recorder's Office, the following six courses:

- (1) North 60°19'26" West a distance of 45.88 feet to a point;
- (2) thence North 60°19'26" West a distance of 173.20 feet to a point, being located for reference North 24°03'13" East a distance of 15.00 feet from an iron pin found capped "C.R. Harkness RS-6885";

- (3) thence North 65°56'47" West a distance of 47.01 feet to a point;
- (4) thence North 65°56'47" West a distance of 36.00 feet to a point, being located for reference North 24°03'13" East a distance of 15.00 feet from an iron pin found capped "C.R. Harkness RS-6885";
- (5) thence North 78°13'46" West a distance of 111.90 feet to a point, being located for reference North 17°07'04" East a distance of 15.00 feet from an iron pin found capped "C.R. Harkness RS-6885";
- (6) thence North 72°52'56" West a distance of 74.18 feet to The Point of Beginning;

containing 180.903 acres, more or less, being all of new combined Parcel No. 29-29-10-07-12.

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

Subject to the right-of-way of County Road No. 322.

Subject to the right-of-way of Township Road No. 93.

Subject to the right-of-way of County Road No. 38.

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

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 west line of the southwest quarter of Section 7 used as an assumed bearing of North 00°25'04" West.

A plat of the above described survey has been submitted for file at the County Engineer's Office.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of April 26, 1997; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Deed Volume 966, Page 77

Surveyor: \_\_\_\_\_  
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Date: \_\_\_\_\_

