Description of Parcel No. 13

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:

Beginning at a point at the center of Section 7 (Note: Reference bearing on the east line of the southwest quarter of Section 7 used as South $00^04'55$ " East.);

thence, from said Point of Beginning with the quarter section line and the west line of a 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 438.05 feet to a point in the centerline of Township Road No. 93 (O'Dell Road), passing through an iron pin set at a distance of plus 398.05 feet;

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, South 43°47'32" West a distance of 88.77 feet to a point;

thence, leaving the road, North 46°12'28" West a distance of 172.73 feet to an iron pin set, passing through an iron pin set at a distance of plus 21.44 feet;

thence North 77°50'24" West a distance of 500.00 feet to an iron pin set;

thence North 48°25'39" West a distance of 902.58 feet to an iron pin set in the west line of the southeast quarter of the northwest quarter of Section 7, passing over the quarter section line at a distance of plus 408.70 feet;

thence, with the quarter-quarter section line, North 00°30'49" West a distance of 800.33 feet to a marked stone found 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°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 (Namby Hill Road) at a distance of plus 403.76 feet, respectively;

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 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 1,130.12 feet to The Point of Beginning, passing over the centerline of County Road No. 38 (Namby Hill Road) at a distance of plus 175.16 feet and passing through two iron pins set at distances of plus 125.16 feet and plus 221.73 feet, respectively;



Page 2 of 2 Description of Parcel No. 13

containing 40.215 acres, more or less, out of 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 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.

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 Said easement runs in a northeast to southwest direction across the southeast end of the above described property with the southeast line of said easement being the centerline of the Township Road No. 93. Containing 0.102 acres, more or less, of easement.

Subject to another 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 County Road No. 38. Said easement runs in a southeast to northwest direction across the northeast end of the above described property with the southwest line of said easement being the centerline of the County Road No. 38. Containing 0.241 acres, more or less, of easement.

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.

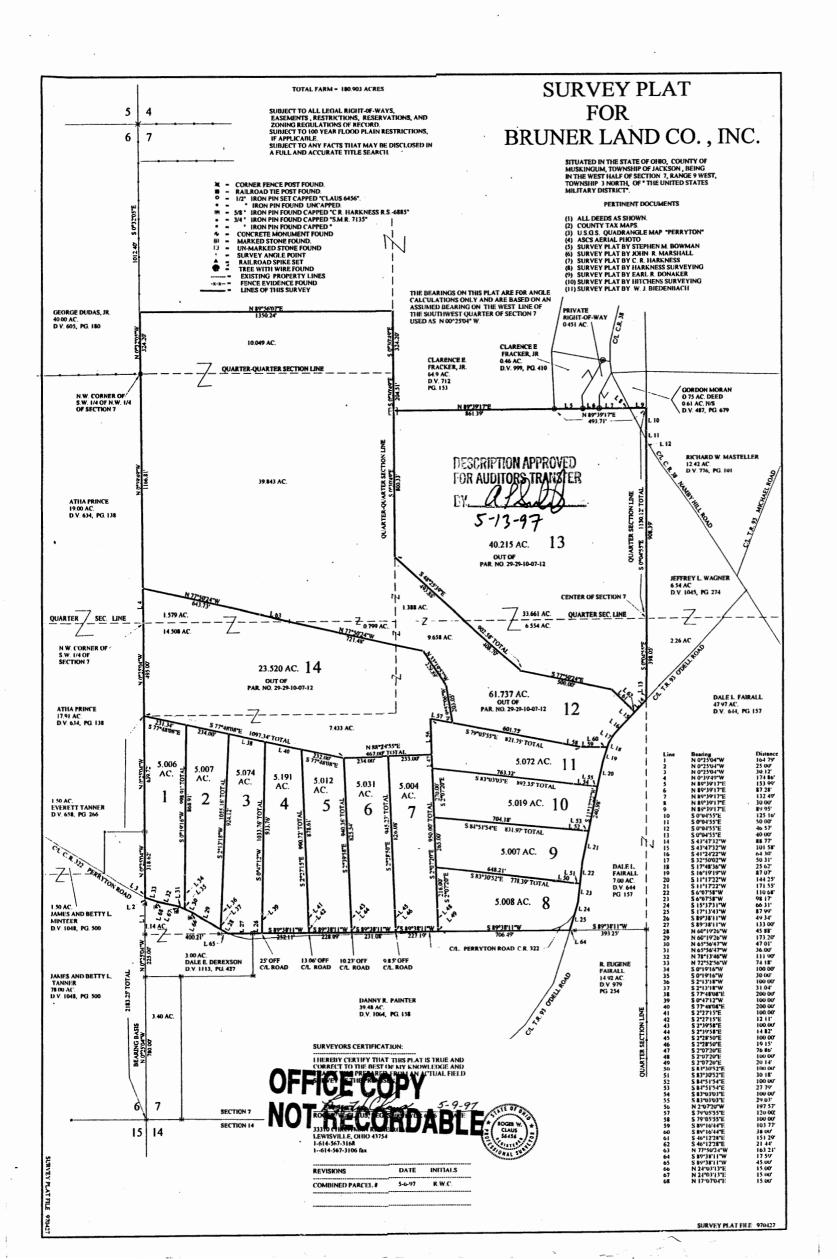
The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of April 26, 1997; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Deed Volume C. C. Pare

Surveyor:

Date: <u>5-6-97</u>

CLAUS



Description of Parcel No. 13 (Revised 7-17-97)

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:

Beginning at a point at the center of Section 7 (Note: Reference bearing on the east line of the southwest quarter of Section 7 used as South 00°04'55" East.);

thence, from said Point of Beginning with the quarter section line and the west line of a 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 438.05 feet to a point in the centerline of Township Road No. 93 (O'Dell Road), passing through an iron pin set at a distance of plus 398.05 feet;

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, South 43°47'32" West a distance of 88.77 feet to a point;

thence, leaving the road, North 46°12'28" West a distance of 172.73 feet to an iron pin set, passing through an iron pin set at a distance of plus 21.44 feet;

thence North 77°50'24" West a distance of 500.00 feet to an iron pin set;

thence North 48°25'39" West a distance of 902.58 feet to an iron pin set in the west line of the southeast quarter of the northwest quarter of Section 7, passing over the quarter section line at a distance of plus 408.70 feet;

thence, with the quarter-quarter section line, North 00°30'49" West a distance of 800.33 feet to a marked stone found 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°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 (Namby Hill Road) at a distance of plus 403.76 feet, respectively;

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 of the Muskingum County Recorder's Office, South 00°04'55" East a distance of 175.16 feet to a point in the centerline of County Road No. 38 (Namby Hill Road) at the northeast corner of a 1 acre tract as conveyed to Edward Arthur Wagner by Deed Volume 546, Page 593 of the Muskingum County Recorder's Office, passing through an iron pin set at a distance of plus 125.16 feet;

Page 2 of 2 Description of Parcel No. 13 (Revised 7-17-97)

thence, with the centerline of County Road No. 38 and the north line of said Wagner property, North 26°58'13" West a distance of 124.17 feet to a point;

thence, leaving the road with the west line of said Wagner tract, the following three courses:

- (1) South 64°39'24" West a distance of 25.95 feet to an iron pin set;
- (2) thence South 03°02'33" West a distance of 359.98 feet to an iron pin set;
- (3) thence South 03°54'07" East a distance of 231.13 feet to an iron pin set;

thence, with the south line of said Wagner tract, South 83°58'15" East a distance of 84.32 feet to a point in the east line of the northwest quarter of Section 7, said point being located for reference North 83°58'15" West a distance of 0.41 feet from a spike nail found;

thence, with the quarter section line and the west line of a 6.54 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 455.60 feet to The Point of Beginning;

containing 39.038 acres, more or less, out of 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 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.

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. 93. Said easement runs in a northeast to southwest direction across the southeast end of the above described property with the southeast line of said easement being the centerline of the Township Road No. 93. Containing 0.102 acres, more or less, of easement.

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 $00^{\circ}25'04"$ 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 new surveys of April 26, 1997 and July 17, 1997; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Deed Volume

Surveyor

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PAECORDABLE 97

DESCRIPTION APPROVED FOR AUDITORS TRANSFER BY

