

Description of 97.836 acres

Situated in the State of Ohio, County of Muskingum, Township of Meigs, being all of the southeast quarter of the southeast quarter of Section 21, part in the west half the northwest quarter of Section 27, and part in the northeast quarter of the northeast quarter of Section 28, Range 11 West, Township 12 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 Section 21, northwest corner of Section 27, and the northeast corner of Section 28 (Note: Reference bearing on the west line of Section 27 and the east line of Section 28 used as South 03°13'54" East.);

thence, from said Point of Beginning with north line of Section 27, the south line of a 0.056 acres tract as conveyed to H. J. Scott by the Third Tract of Parcel 2 of Deed Volume 313, Page 277, and the south line of a 164.064 acres tract as conveyed to Gary Davis by Deed Volume 979, Page 77 of the Muskingum County Recorder's Office, North 88°00'12" East a distance 1,324.42 feet to an iron pin set at the northeast corner of the northwest quarter of the northwest quarter of Section 27;

thence, with the quarter-quarter section line and the west line of a 30.67 acres tract as conveyed to Central Ohio Coal Company by Deed Volume 887, Page 345 of the Muskingum County Recorder's Office, South 03°05'08" East a distance of 1,329.28 feet to an iron pin set at the center of the northwest quarter of Section 27;

thence, with the quarter-quarter section line, North 88°05'11" East a distance of 248.34 feet to a point in the centerline of State Route No. 284 (Big Muskie Drive), passing through an iron pin set at a distance of plus 188.50 feet;

thence, with the centerline of State Route No. 284 and the northwest line of a 33.15 acres tract as conveyed to The Central Ohio Coal Company by Deed Volume 1023, Page 419 of the Muskingum County Recorder's Office, the following two courses:

- (1) South 36°11'45" West a distance of 277.61 feet to a point;
- (2) thence South 30°05'05" West a distance of 262.65 feet to a point at the centerline intersection with Township Road No. 219 (Drake and Martin Road), passing over the quarter-quarter section line at a distance of plus 131.34 feet;

thence, with the centerline of Township Road No. 219 and the north line of a 15.66 acres tract as conveyed to Clarence Kirkbride, Jr. by plat and description in Deed Volume 1007, Page 50 of the Muskingum County Recorder's Office, the following nine courses:

- (1) North  $48^{\circ}46'25''$  West a distance of 149.60 feet to a point;
- (2) thence North  $70^{\circ}53'31''$  West a distance of 96.00 feet to a point;
- (3) thence South  $75^{\circ}14'08''$  West a distance of 94.40 feet to a point;
- (4) thence South  $70^{\circ}24'07''$  West a distance of 147.00 feet to a point;
- (5) thence South  $79^{\circ}07'30''$  West a distance of 151.50 feet to a point;
- (6) thence North  $86^{\circ}49'36''$  West a distance of 137.60 feet to a point;
- (7) thence North  $75^{\circ}25'37''$  West a distance of 198.10 feet to a point;
- (8) thence North  $65^{\circ}51'06''$  West a distance of 180.45 feet to a point;
- (9) thence North  $55^{\circ}53'21''$  West a distance of 233.07 feet to a point in the west line of Section 27 and the east line of Section 28;

thence, continuing with the centerline of Township Road No. 219 and the east line of a 40.82 acres tract as conveyed to The Ohio Power Company by Deed Volume 554, Page 830 of the Muskingum County Recorder's Office, the following sixteen courses:

- (1) North  $43^{\circ}03'56''$  West a distance of 69.90 feet to a point;
- (2) thence North  $23^{\circ}58'04''$  West a distance of 56.69 feet to a point;
- (3) thence North  $13^{\circ}41'25''$  West a distance of 50.18 feet to a point;
- (4) thence North  $04^{\circ}06'44''$  West a distance of 168.26 feet to a point;
- (5) thence North  $10^{\circ}56'43''$  West a distance of 267.26 feet to a point;
- (6) thence North  $10^{\circ}51'31''$  West a distance of 172.41 feet to a point;
- (7) thence North  $12^{\circ}01'48''$  West a distance of 116.31 feet to a point;
- (8) thence North  $15^{\circ}38'11''$  West a distance of 115.16 feet to a point;
- (9) thence North  $21^{\circ}09'04''$  West a distance of 70.48 feet to a point;
- (10) thence North  $31^{\circ}00'03''$  West a distance of 87.33 feet to a point;

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- (11) thence North 43°25'00" West a distance of 65.97 feet to a point;
- (12) thence North 52°35'17" West a distance of 100.70 feet to a point;
- (13) thence North 43°02'49" West a distance of 40.93 feet to a point;
- (14) thence North 35°04'57" West a distance of 105.45 feet to a point;
- (15) thence North 40°00'22" West a distance of 70.49 feet to a point;
- (16) thence North 46°50'20" West a distance of 49.81 feet to a point  
in the north line of Section 28 and the south line of Section 21;

thence, with the south line of Section 21 and the north line of a 40.82 acres tract as conveyed to The Ohio Power Company by Deed Volume 554, Page 830 of the Muskingum County Recorder's Office, South 88°00'12" West a distance of 826.05 feet to an iron pin set at the southwest corner of the southeast quarter of the southeast quarter of Section 21;

thence, with the quarter-quarter section line and the east line of a 76.62 acres tract as conveyed to Don M. Tucker by Deed Volume 996, Page 131 of the Muskingum County Recorder's Office, North 02°45'49" West a distance of 1,346.89 feet to an iron pin set at the center of the southeast quarter of Section 21, passing over the centerline of Township Road No. 219 at a distance of plus 11.52 feet and passing through an iron pin set at a distance of plus 41.52 feet, respectively;

thence, with the quarter-quarter section line and the south line of the aforementioned Gary Davis 41.11 acres tract, North 87°52'20" East a distance of 1,323.30 feet to an iron pin set at the northeast corner of the southeast quarter of the southeast quarter of Section 21;

thence, with the east line of Section 21 and the west line of a 164.064 acres tract as conveyed to Gary Davis by Deed Volume 979, Page 77 of the Muskingum County Recorder's Office, South 03°13'54" East a distance 1,350.11 feet to the Point of Beginning;

containing 97.836 acres, more or less, of which:

41.132 acres is all of Parcel No. 40-40-50-21-14.000 in the southeast quarter of the southeast quarter of Section 21,

51.005 acres is all of Parcel No. 40-40-80-27-11.000 in the northwest quarter of Section 27, and

5.699 acres is Parcel No. 40-40-80-28-01.000 in the northeast quarter of Section 28.

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

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY

8-24-95

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Subject to the right-of-way of State Route No. 284.

Subject to the right-of-way of Township Road No. 219.

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

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 east line of Section 21 used as an assumed bearing of South 03°13'54" East.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of August 2, 1995.

Prior Deed: Deed Volume 943, Page 228.

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NOT RECORDABLE**