

53-30-12-03

53-30-12-01

3160 DAWSON RD

Legal Description
89.7987 Acres - Lot "A"

Situated in the northeast and southeast quarters of Section 12, Town 3, Range 11, Rich Hill Township, Muskingum County, Ohio and being a part of the 182.6998 acres (184.43 acres - deed) of land of Carolyn Lamison and Theodore & Tammy Huhn as described in Volume 1136, Page 439 of the Muskingum County Recorder's Office, being more particularly described as follows:

Beginning at a found stone at the northeast corner of the northeast quarter of said Section 12, being in the east line of Muskingum County and the west line of Guernsey County, thence with said east section line and county line, South 0 deg' 00'00" East, 351.18 feet to a found iron pin at the northeast corner of a 3.10 acre parcel of A. Bauserman as described in Volume 1113, Page 567;

thence leaving said east section and county lines, with the north line of Bauserman, South 80 deg. 27'16" West, 387.59 feet to a set iron pin at the northwest corner of Bauserman;

thence with the west line of Bauserman, South 8 deg. 46'53" East, passing a set iron pin at 350.58 feet, a total distance of 380.58 feet to a set PK nail in the center of Dawson Road at the southwest corner of Bauserman;

thence by new division line through Lamison/Huhn, with the center of Dawson Road, South 84 deg. 11'01" West, 107.00 feet to a set PK nail;

thence leaving Dawson Road, South 34 deg. 59'22" West, 1127.21 feet to a set iron pin;

thence South 23 deg. 41'17" West, 1008.00 feet to a set iron pin in the south line of the northeast quarter of said Section 12;

thence South 32 deg. 09'10" West, 1166.43 feet to a set iron pin in the north line of a 41.15 acre parcel of M. Moore as described in Volume 1141, Page 931;

thence with said north line, North 89 deg. 00'32" West, 530.77 feet to a found iron pin at the northwest corner of Moore, being in the west line of the southeast quarter of said section;

thence with said west line, North 0 deg. 11'49" East, 999.55 feet to a found iron pin at the northwest corner of said southeast quarter of said section, being the southwest corner of a 44.93 acre parcel of Ohio Power Co. as described in Volume 566, Page 615;

thence with the north line of the southeast quarter of said section, South 88 deg. 58'34" East, 918.32 feet to a corner of Ohio Power Co., witnessed by a found fence post 5.2 feet south;

thence with the east line of Ohio Power Co. for the following three courses, North 21' deg. 58'35" East, 920.00 feet to a fence corner;

thence North 38 deg. 35'00" West, 2007.83 feet to a set iron pin in the west line of the northeast quarter of said Section 12;

thence with said west line, North 0 deg. 11'49" East, 270.38 feet to a set PK nail at the northwest corner of the northeast quarter of said section 12, and the center of said Dawson Road, being the southwest corner of a 5.45 acre parcel of L. & V. Dawson as described in Volume 744, Page 252;

thence with the north line of the northeast quarter of said Section 12, in part with the center of Dawson Road, South 88 deg. 56'34" East, 2621.10 feet to the point of beginning, containing 89.7987 acres of land, more or less; being 53.9997 acres of Tract One, First Parcel (Auditor's Parcel No. 53-30-12-03-000), 16.5473 acres of Tract One, Second Parcel (Auditor's Parcel No. 53-30-12-01-000), and 19.2517 of Tract Two (Auditor's Parcel No. 53-30-12-13-000) of the said Larison/Huhn Volume 1138, Page 439, subject to all legal highways, easements and restrictions of record.

This description a result of a field survey by Raymond M. Roberts, Ohio Registered Professional Surveyor No. S-5803, as performed in April, 1998. Set iron pins are 5/8" rebar, 30" long, with caps marked R.M. Roberts S-5803.

Job No. 98-230
May 26, 1998
S0230LA.dsc

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DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY W.S.B.
6-16-98

