

Description for conveyance

Being a part of the Southeast quarter of section 17, Township 13, North; Range 11, West, Rich Hill Township, Muskingum County, State of Ohio and being a part of the tract last transferred to Henry L. And Allgra F Blackstone Et. Al. as recorded in deed book 524 page 005 of the said county records and being further described as follows.

Beginning for reference at a stone found at the Southwest corner of the Southeast quarter of said section 17, Thence along the West line of said quarter section North 05 degrees 03 minutes 47 seconds East 1455.24 feet to an iron pin set, said pin being the place of beginning for the tract herein described. Thence continuing along the said quarter line North 05 degrees 03 minutes 47 seconds East 223.27 feet to a 5/8" iron pin found. Thence North 88 degrees 51 minutes 04 seconds West 85.76 feet to a railroad spike found in the center of Leedom Road. Thence along the said road North 07 degrees 39 minutes 37 seconds West 156.21 feet to a railroad spike set. Thence leaving said road North 81 degrees 01 minutes 54 seconds East 446.25 feet to an iron pin set. Thence South 05 degrees 03 minutes 47 seconds West 399.76 feet to an iron pin set. Thence South 81 degrees 01 minutes 54 seconds West 322.60 feet to the place of beginning containing 3.2672 acres more or less. Subject to all easements and right of ways Either written or implied. Bearings based on the West line of deed book 794 page 59 and are for angular calculation only. All iron pins are 5/8 inch by 30 inch rehar with I.D. caps stamped Walton S-7675. bearings based on the West line of deed book 794 page 59 and are for angular calculation only. Auditor's parcel number, part of 53-53-40-17-16-000

Also a 20 foot driveway easement for ingress and egress to the above 3.2672 acre tract being described as follows.

Beginning for reference at the Southwest corner of the above described tract. Thence along the West line of said tract North 05 degrees 03 minutes 47 seconds East 125.56 feet to a point in the center of said drive, said point being the place of beginning for said 20 foot ingress egress easement. Thence South 28 degrees 11 minutes 03 seconds West 52.26 feet to a point in the center of easement. Thence along the center of said easement South 70 degrees 22 minutes 54 seconds West 37.01 feet to a point in the center of Leedom road, said point being the termination of said egress ingress easement.

Also a 20 foot wide Utility easement to maintain existing well and spring on the grantors property and being further described as follows. Beginning for reference at an iron pin set on the Southeast corner of said 3.2672 acre tract. Thence along the East line of said tract North 05 degrees 03 minutes 47 seconds West 131.23 feet to a point on the said East line, said point being the place of beginning for said 20 foot wide utility easement. Thence South 75 degrees 25 minutes 13 seconds East 459.24 feet to a point. Thence South 64 degrees 45 minutes 29 seconds East 149.42 feet to an existing water well. Thence North 34 degrees 13 minutes 57 seconds West 380.55 feet to an existing Spring. Thence North 89 degrees 49 minutes 00 seconds West 353.43 feet to a point in the West line of said 3.2672 acre tract and being the termination of said easement.

Description prepared by Steven B. Walton, Ohio Professional Surveyor S-7675 on 8-23/96

**OFFICE COPY**  
**NOT RECORDABLE**

DESCRIPTION APPROVED  
FOR AUDITOR'S TRAILER

BY

8-26-96



