

53-70-31-10-006

DEED DESCRIPTION
20.010 ACRES {split}
BRUNER LAND COMPANY, INC. PROPERTY {part}
AUDITOR'S PARCEL # 53-70-31-10-002 {part}

BEING A PART OF A CERTAIN 63.304 ACRES TRACT IN THE SOUTHWEST QUARTER OF SECTION #31, TOWNSHIP 13 NORTH, RANGE 11 WEST, RICH HILL TOWNSHIP, MUSKINGUM COUNTY, OHIO [ALSO BEING A PART OF THE PROPERTY OF **BRUNER LAND COMPANY, INC.** OF OFFICIAL RECORD BOOK 2578, PAGE 745 OF THE MUSKINGUM COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[THE FOLLOWING "20.010 ACRES PARCEL" TO BE DESCRIBED IS BOUNDED ON THE **NORTH** BY THE AFORESAID "**BRUNER LAND COMPANY, INC.**" PROPERTY, BOUNDED ON THE **EAST** BY THE CENTER-LINE OF **FENTON ROAD** {A.K.A. **TOWNSHIP ROAD #233**} AND BY THE PROPERTY OF **ELEANOR V. McINTIRE and DARCI A. YOUNG** OF OFFICIAL RECORD BOOK 2270, PAGE 174, BOUNDED ON THE **SOUTH** BY THE PROPERTY OF **THOMAS F. FENTON, Jr. and PAMELA J. FENTON** OF OFFICIAL RECORD BOOK 1956, PAGE 102 AND IS BOUNDED ON THE **WEST** BY THE PROPERTY OF **CHARLES L. WILKINS** OF OFFICIAL RECORD BOOK 2857, PAGE 187, ALL OF THE MUSKINGUM COUNTY RECORDER]

BEGINNING AT AN EXISTING CORNER STONE MARKING THE SOUTHWEST CORNER OF SECTION #31 [ALSO BEING A COMMON CORNER WITH SECTION #6 OF MEIGS TOWNSHIP, SECTION #1 OF BLUE ROCK TOWNSHIP AND SECTION #36 OF SALT CREEK TOWNSHIP];

THENCE **N 2° 25' 25" E 381.93 FEET**, IN THE WEST LINE OF SECTION #31 AND IN THE EAST BOUNDARY OF THE AFORESAID "**WILKINS**" PROPERTY, TO AN IRON PIN SET;

THENCE, **LEAVING** THE WEST LINE OF SECTION #31 AND THE SAID "**WILKINS**" PROPERTY, **S 86° 46' 00" E 2378.15 FEET** TO A POINT IN THE CENTER-LINE OF "**FENTON ROAD**" [A.K.A **TOWNSHIP ROAD # 233**] AND IN THE WESTERLY BOUNDARY OF THE AFORESAID "**ELEANOR V. McINTIRE and DARCI A. YOUNG**" PROPERTY, **PASSING** IRON PINS SET AT 242.76 FEET, 1892.96 FEET, 2206.96 FEET AND 2346.96 FEET [THE WEST RIGHT OF WAY LINE OF, 60 FEET WIDE, "**FENTON ROAD**"];

THENCE THE FOLLOWING TWO [2] COURSES ARE TO **POINTS** IN THE CENTER-LINE OF "**FENTON ROAD**" AND ARE IN THE WESTERLY BOUNDARY OF SAID "**ELEANOR V. McINTIRE**" and "**DARCI A. YOUNG**" PROPERTY:

COURSE #1 = **S 19° 07' 18" W 261.69 FEET**;

COURSE #2 = **138.23 FEET** ON A CURVE TO THE RIGHT, WITH A RADIUS OF 280.00 FEET AND WITH A CHORD OF WHICH BEARS **S 33° 15' 50" W 136.83 FEET** TO THE SOUTH LINE OF SECTION #31 AND IN THE NORTH BOUNDARY OF THE AFORESAID "**THOMAS F. FENTON JR. and PAMELA J. FENTON**" PROPERTY;

THENCE, **LEAVING** "**FENTON ROAD**" AND SAID "**ELEANOR V. McINTIRE and DARCI A. YOUNG**" PROPERTY, **N 87° 04' 04" W 2232.66 FEET**, IN THE SOUTH LINE OF SECTION #31 AND IN THE NORTH BOUNDARY OF THE LAST MENTIONED "**FENTON**" PROPERTY, TO AN "**EXISTING CORNER STONE**" AND THE "**PLACE OF BEGINNING**" OF THIS, SUBJECT, "20.010 ACRES PARCEL", **PASSING** AN EXISTING IRON PIN [5/8 INCH ROD WITH RED PLASTIC CAP STAMPED "EASTHAM & ASSOCIATES"] IN THE WEST RIGHT OF WAY LINE OF "**FENTON ROAD**" AT 44.82 FEET AND **PASSING** AN IRON PIN SET AT 1992.66 FEET.

THE PARCEL AS DESCRIBED CONTAINS **20.010 ACRES**, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, ALL RESTRICTIONS AND ALL EASEMENTS OF RECORD.