

DESCRIPTION OF PARCEL "B"

Situated in the State of Ohio, County of Muskingum, Township of Salt Creek, being in the southwest quarter of Section 1, Range 12 West, Township 13 North, of "The Congress Lands East of The Scioto River", and being bounded and described as follows:

Commencing for Reference at a 1/2" iron pin found capped "Claus 6456" at the southwest corner of Section 1 (Note: Reference bearing on the west line of Section 1 used as North 00°30'51" West.);

Thence, with the west line of Section 1, North 00°30'51" West a distance of 1,215.38 feet to a 1/2" iron pin found capped "Claus 6456" at the northwest corner of a 5.043 acre tract as conveyed to D. Marple and C. Calendine by Deed Volume 1145, Page 341 of the Muskingum County Recorder's Office, being **THE TRUE POINT OF BEGINNING** for this description;

Thence, from said Point of Beginning and continuing with the west line of Section 1, North 00°30'51" West a distance of 838.03 feet to an iron pin set;

Thence, leaving the section line, North 89°29'09" East a distance of 135.00 feet to an iron pin set;

Thence South 11°07'10" East a distance of 410.81 feet to an iron pin set;

Thence South 10°58'21" East a distance of 302.98 feet to an iron pin set;

Thence South 63°29'22" East a distance of 320.55 feet to an iron pin set;

Thence South 76°48'27" East a distance of 65.17 feet to a point in the centerline of County Road No. 105;

Thence, with the centerline of County Road No. 105, South 08°16'46" West a distance of 54.01 feet to a point at the northeast corner of the aforementioned Marple and Calendine property;

Thence, leaving the road with the north line of said Marple and Calendine property, North 83°10'00" West a distance of 611.22 feet to The Point of Beginning, passing through two 1/2" iron pins found capped "Claus 6456" at distances of plus 16.97 feet and plus 116.97 feet, respectively;

Containing 5.006 acres, more or less, being a new split out of Parcel No. 60-60-30-01-06-005.

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

Subject to the right-of-way of County Road No. 105.

Subject to the 100-Year Flood Plain restrictions, if applicable.

Subject to a 30.00 feet wide easement as reserved by the previous grantors (Bruner Land Company, Inc.), their heirs, and or assigns, forever, in Deed Volume 1084, Page 20 of the Muskingum County Recorder's Office. Said easement being for the purpose of running utilities to other parcels of land on or near County Road No. 105. Said easement runs in a north-south direction across the east end of the above-described property with the east line of said easement being the centerline of County Road No. 105. Containing 0.036 acre, more or less, of easement.

All iron pins set are 5/8" 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 Section 1 used as North 00°30'51" West.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY

3-30-2009

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 an actual field survey of March 24, 2004; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Deed Volume 1084, Page 21

Surveyor: _____

Date: _____

**OFFICE COPY
NOT RECORDABLE**



