

## DESCRIPTION OF PARCEL "A"

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 ½" 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 2,053.41 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, being **THE TRUE POINT OF BEGINNING** for this description;

Thence, from said Point of Beginning and continuing, North 89°29'09" East a distance of 209.72 feet to an iron pin set;

Thence South 15°33'19" East a distance of 571.47 feet to an iron pin set, passing through an iron pin set at a distance of plus 220.71 feet;

Thence South 81°43'16" East a distance of 167.54 feet to a point in the centerline of County Road No. 105, passing through an iron pin set at a distance of plus 137.54 feet;

Thence, with the centerline of County Road No. 105, the following two courses:

(1) South 08°16'44" West a distance of 270.77 feet to a point;

(2) South 08°16'46" West a distance of 17.94 feet to a point;

Thence, leaving the road, North 76°48'27" West a distance of 65.17 feet to an iron pin set;

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

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

Thence North 11°07'10" West a distance of 410.81 feet to The Point of Beginning;

Containing 5.012 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 0.200 acre, more or less, of easement.

All iron pins set are 5/8" x 30" rebar capped and labeled "Claus 6456".

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY                     

3-30-2009

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.

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

Surveyor: *Roger W. Claus*  
Date: *03-25-04*



**OFFICE COPY  
NOT RECORDABLE**

