

66-23-01-20-001

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LLOYD P. GARNER, TRUSTEE & MARY ANN GARNER, TRUSTEE
GARNER FAMILY TRUST AGREEMENT
AUDITORS PARCEL NUMBER
66-23-01-20-000 (PART - 3.000 ACRES)

BEING LOTS 24, 25, AND 26 OF TAVENNER FARMS SUBDIVISION (AS RECORDED IN PLAT BOOK 15, PAGE 8 OF THE MUSKINGUM COUNTY PLAT RECORDS) AS CONVEYED TO LLOYD P. GARNER, TRUSTEE AND MARY ANN GARNER, TRUSTEE OF THE GARDNER FAMILY TRUST AGREEMENT, AS RECORDED IN O.R. VOLUME 1607, PAGE 469 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 1, RANGE 5, OF THE UNITED STATES MILITARY LANDS, UNION TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE SOUTH EAST CORNER OF LOT 20 OF TAVENNER FARMS SUBDIVISION (PLAT BOOK 15, PAGE 8);

THENCE TRAVERSING THROUGH THE ABOVE SAID GARNER PARCEL WITH THE EAST LINE OF LOTS 20, 21 AND 22 (WEST LINE OF LOTS 26, 25 AND 24), NORTH 06 DEGREES 30 MINUTES 00 SECONDS WEST, PASSING AN IRON PIN SET AT 300.05 FEET, A TOTAL DISTANCE OF 451.70 FEET TO AN IRON PIN SET AT THE NORTHWEST CORNER OF LOT 24, SAID IRON PIN SET BEING SOUTH 06 DEGREES 30 MINUTES 00 SECONDS EAST 243.40 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR – DISTURBED);

THENCE WITH THE NORTH LINE OF LOT 24 (SOUTH LINE OF A PARCEL CONVEYED TO AMY J. YOUNG IN O.R. VOLUME 2670, PAGE 706), SOUTH 87 DEGREES 43 MINUTES 17 SECONDS EAST 337.93 FEET TO A POINT ON THE CENTERLINE OF MCKINLEY DRIVE (TOWNSHIP ROAD 656), PASSING AN IRON PIN SET AT 282.93 FEET;

THENCE WITH THE CENTER OF THE SAID ROAD AND CONTINUING WITH THE NORTH LINE OF THE SAID LOT 24, SOUTH 53 DEGREES 24 MINUTES 26 SECONDS EAST 3.66 FEET TO A POINT IN THE IN MAPLE BROOK ROAD (TOWNSHIP ROAD 187);

THENCE WITH THE EAST LINE OF THE SAID LOTS 24, 25, AND 26, SOUTH 02 DEGREES 16 MINUTES 46 SECONDS WEST 363.90 FEET TO A POINT IN MAPLE BROOK ROAD;

THENCE LEAVING THE SAID MAPLE BROOK ROAD AND WITH THE NORTH AND WEST LINES OF A PARCEL CONVEYED TO JOSEPH W. CRAWFORD IN DEED VOLUME 554, PAGE 439 (EASTERN LINES OF LOT 26) THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 87 DEGREES 43 MINUTES 14 SECONDS WEST 93.00 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 25.00;
2. SOUTH 02 DEGREES 16 MINUTES 46 SECONDS WEST 140.00 FEET TO AN EXISTING IRON PIN (3/4 INCH ROD WITH DIMPLE) ON THE NORTH LINE OF TAVENNER BOULEVARD (50 FEET WIDE) (TOWNSHIP ROAD 1715);

THENCE WITH THE NORTH LINE OF THE SAID TAVENNER BOULEVARD (SOUTH LINES OF LOT 26) THE FOLLOWING TWO COURSES AND DISTANCES: