

06-60-23-01-000

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BULA DICKSON
AUDITORS PARCEL NUMBER
06-60-23-01-000 (ALL)

BEING THE REMAINDER OF THE PARCELS CONVEYED TO BULA DICKSON IN DEED VOLUME 1138, PAGE 257 OF THE MUSKINGUM COUNTY DEED RECORDS. SITUATED IN THE NORTHWEST AND NORTHEAST QUARTERS OF SECTION 23, TOWNSHIP 12, RANGE 12, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, BLUE ROCK TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN (1/2 INCH REBAR) AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 23;

THENCE WITH THE NORTH LINE OF THE SAID SECTION (SOUTH LINE OF PARCELS CONVEYED TO: THE PAUL R. ABELE AND SUE A. ABELE IRREVOCABLE TRUST, JOHN P. ABELE, TRAVIS B. ABELE AND JARED A. ABELE, TRUSTEES IN O.R. VOLUME 2672, PAGE 788 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS; DORIS ROBERTS IN O.R. VOLUME 1786, PAGE 186; AND DALE WILSON IN DEED VOLUME 783, PAGE 41 (1/2 INTEREST) AND DALE WILSON IN O.R. VOLUME 1716, PAGE 981 (1/2 INTEREST)), SOUTH 87 DEGREES 22 MINUTES 58 SECONDS EAST 1312.45 FEET TO AN EXISTING STONE (4 INCH BY 7 INCH WITH "X");

THENCE LEAVING THE SAID SECTION LINE WITH THE WEST LINE OF A PARCEL CONVEYED TO DWIGHT A. WILSON (1/2 INTEREST) AND JUDITH WILSON (LIFE ESTATE) IN O.R. VOLUME 2199, PAGE 190 AND RONDAH WILSON (1/2 INTEREST) IN O.R. VOLUME 2928, PAGE 712, SOUTH 03 DEGREES 16 MINUTES 08 SECONDS WEST, PASSING AN IRON PIN SET AT 1858.69 FEET, A TOTAL DISTANCE OF 2646.47 FEET TO AN EXISTING STONE (6 INCH BY 4 INCH IRREGULAR SHAPED STONE), SAID STONE BEING NORTH 38 DEGREES 55 MINUTES 57 SECONDS WEST 7.02 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH "CLAUS" CAP);

THENCE WITH THE SOUTH LINE OF THE SAID NORTHEAST QUARTER OF SECTION 23, NORTH 87 DEGREES 13 MINUTES 01 SECONDS WEST 712.24 FEET TO A POINT IN WILSONWOOD ROAD (TOWNSHIP ROAD 69), PASSING AN IRON PIN SET AT 670.24 FEET;

THENCE WITH THE EAST/NORTH LINES OF A PARCEL CONVEYED TO PETER CHEREVAS IN O.R. VOLUME 1975, PAGE 716 THE FOLLOWING FIVE COURSES AND DISTANCES:

1. NORTH 43 DEGREES 29 MINUTES 59 SECONDS WEST 168.00 FEET TO A POINT IN THE SAID ROAD;
2. NORTH 35 DEGREES 59 MINUTES 11 SECONDS WEST 102.58 FEET TO A POINT IN THE SAID ROAD;
3. NORTH 44 DEGREES 02 MINUTES 51 SECONDS WEST 152.00 FEET TO A POINT IN THE SAID ROAD;
4. NORTH 61 DEGREES 09 MINUTES 35 SECONDS WEST 155.58 FEET TO A POINT IN THE SAID ROAD;
5. NORTH 63 DEGREES 33 MINUTES 58 SECONDS WEST 156.41 FEET TO A POINT IN THE INTERSECTION OF THE SAID ROAD AND IMLAY ROAD (TOWNSHIP ROAD 236);

THENCE LEAVING THE SAID ROADS AND WITH THE EAST LINES OF A PARCEL AS CONVEYED TO TIMOTHY S. MOSES AND ANGELA K. MOSES IN O.R. VOLUME 1502, PAGE 475 THE FOLLOWING THREE COURSES AND DISTANCES: