

23-90-21-29-005  
ADDRESS N/A

Description of Parcel No. 5

Situated in the State of Ohio, County of Muskingum, Township of Highland, being in the northwest quarter of Section 21, Range 5 West, Township 2 North, of "The United States Military District", being part of a 123.75 acres tract as conveyed to Bruner Land Company, Inc. by Deed Volume 1130, Page 915 of the Muskingum County Recorder's Office, and being bounded and described as follows:

Commencing for reference at an iron pin found at the northwest corner of Section 21 (Note: Reference bearing on the north line of Section 21 used as South 89°29'56" East.);

thence, with the west line of Section 21 and the east line of a 54.58 acres tract as conveyed to Melvin D. Pavlik by Deed Volume 835, Page 191 of the Muskingum County Recorder's Office, South 00°52'28" West a distance of 445.00 feet to an iron pin set, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning leaving the section line, North 89°51'54" East a distance of 472.61 feet to a point in the centerline of County Road No. 65 (Lower Bloomfield Road), passing through two iron pins set at distances of plus 342.61 feet and plus 442.61 feet, respectively;

thence, with the centerline of County Road No. 65, the following four courses:

- (1) South 12°48'41" East a distance of 48.87 feet to a point;
- (2) thence South 27°43'02" East a distance of 76.60 feet to a point;
- (3) thence South 36°07'00" East a distance of 76.97 feet to a point;
- (4) thence South 36°08'12" East a distance of 94.45 feet to a point;

thence, leaving the road, South 67°16'00" West a distance of 680.91 feet to an iron pin set in the west line of Section 21, passing through two iron pins set at distances of plus 25.00 feet and plus 125.00 feet, respectively;

thence, with the west line of Section 21 and the east line of the aforementioned Melvin Pavlik property, North 00°52'28" East a distance of 516.00 feet to The Point of Beginning;

containing 5.004 acres, more or less, out of Parcel No. 23-23-90-21-29-000.

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

Subject to the right-of-way of County Road No. 65.

Subject to the 100 year Flood Plain restrictions, if applicable.

Subject to a 50.00 feet wide easement being reserved unto the grantor, his heirs, and/or assigns, forever. Said easement is for the purposes of running utilities to other parcels of land on or near County Road No. 65. 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. 65. Containing 0.341 acres, more or less, of easement.

DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER  
BY APL

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The bearings in this description are for angle calculations only and are based on the north line of Section 21 used as an assumed bearing of South 89°29'56" East.

All iron pins set are 1/2" x 30" rebar capped and labeled "Claus 6456".

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 a new survey of February 21, 1997; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Deed Volume 1130, Page 915

**OFFICE COPY**  
*Roger W. Claus*  
**NOT RECORDABLE**  
2-27-97



