

23-90-21-29-007
2700 LOWER BLOOMFIELD
RD

Description of Parcel No. 7

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 north line of Section 21 and the south line of a 15.24 acres tract as conveyed to Clytha Young by Deed Volume 526, Page 679 of the Muskingum County Recorder's Office, South 89°29'56" East a distance of 560.49 feet to a point in the centerline of County Road No. 65 (Lower Bloomfield Road), said point being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning continuing with the north line of Section 21 and the south line of an 84.06 acres tract as conveyed to Clytha Young by Deed Volume 668, Page 177 of the Muskingum County Recorder's Office, South 89°29'56" East a distance 871.51 feet to an iron pin set, passing through an iron pin set at a distance of plus 30.00 feet;

thence, leaving the section line, South 00°30'04" West a distance of 124.00 feet to an iron pin set;

thence South 77°16'05" West a distance of 994.73 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 864.73 feet and plus 964.73 feet, respectively;

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

- (1) North 03°53'36" East a distance of 79.18 feet to a point;
- (2) thence North 13°49'47" East a distance of 139.94 feet to a point;
- (3) thence North 24°10'53" East a distance of 149.05 feet to The Point of Beginning;

containing 5.008 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 west end of the above described property with the west line of said easement being the centerline of County Road No. 65. Containing 0.423 acres, more or less, of easement.

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER
BY Alb...
2-27-97

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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

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