

Legal Description of a 0.203 Acre Parcel (Parcel 1)
(Auditor's Parcel No. 47-15-02-10-001)

Situated in the State of Ohio, County of Muskingum, Township of Newton, and being a part of the southeast quarter of Section 2, Township 15, Range 14, of the Congress Lands East of the Scioto River, being all of Parcel Number one, as conveyed to Beneficial Financial 1 Inc. in Official Record 2355, Page 202. Being all of Auditor Parcel Number 47-15-02-10-001, hereon referred to as Grantor, (all record's herein are from the Recorder's Office, Muskingum County, Ohio) and being more particularly described as follows:

Commencing for Reference at a Found Railroad Spike, said Railroad Spike being at the Northeast Corner of the Southeast Quarter of said Section 2, said Railroad Spike being in the general area of the center of Greenhouse Road (Township Road 46);

Thence westerly with the North line of the southeast Quarter of said Section 2, and General with the northerly edge of said Greenhouse Road, North 86°05'48" West, a distance of 741.53 feet to the intersection of said North line of the southeast Quarter of Section 2 and the center of Shaw Road (TR-261)

Thence southwesterly leaving the North line of the southeast Quarter of said Section 2, with the center of said Shaw Road, South 21°03'47" West, a distance of 248.42 feet to the northeasterly corner of a 0.32 Acre Parcel (by deed) as conveyed to Randy Hooper in Official Record 1091, Page 462;

Thence continuing southwesterly with the center of said Shaw Road, South 19°34'02" West, a distance of 151.83 feet to a Railroad Spike Set, said Railroad Spike Set being at the southeasterly corner of a 0.50 Acre Parcel as conveyed to Keith E. and Bobbie J. Davis in Official Record 1574, Page 538 also being at the northeasterly corner of the Grantor's land, and being the TRUE POINT OF BEGINNING for the 0.203 Acre Parcel, hereon described;

Thence continuing southwesterly with the center of said Shaw Road, and the Grantor's easterly line, South 19°34'02" West, a distance of 41.18 feet to a Railroad Spike Set, said Railroad Spike Set being at the northeasterly corner of a 0.48 Acre Parcel (by deed), said 0.48 Acre Parcel being Parcel No. 2 as conveyed to Beneficial Financial 1 Inc. in Official Record 2355, Page 202. Being all of Auditor Parcel Number 47-15-02-09-000;

Thence westerly with the northerly line of said 0.48 Acre (by deed) Parcel No. 2, and the Grantor's southerly line, North 87°30'13" West, passing a Found 1/2" Rebar being 0.29 feet south of line at 20.94 feet, for a total distance of 214.61 feet to a Found 1/2" Rebar, said Found 1/2" Rebar being at the northwesterly corner of said 0.48 Acre Parcel (by deed) and on the easterly line of a 11.14 Acre Parcel as conveyed to Jennifer Derwacter Etal in Official Record 1120, Page 483, and also being at the Grantor's southwesterly corner;

Thence northerly with the easterly line of said Derwacter 11.14 Acre Parcel (by deed), North 02°50'00" East, a distance of 40.61 feet to the Grantor's northwesterly corner and the southwesterly corner of said 0.50 Acre (by deed) Davis Parcel, said Grantor's northwesterly corner being referenced by a 5/8" Found Iron Pipe being 0.22 feet West;

Thence easterly with the Grantor's northerly line and the southerly line of said 0.50 Acre (by deed), Davis Parcel, South 87°11'18" East, passing a Found Iron Pipe w/ Biedenbach Cap at 209.60 feet, for a total distance of 226.46 feet, to the TRUE POINT OF BEGINNING and containing 0.203 Acres.

Subject to all easements, rights-of-ways or restrictions of record.

This Description was prepared from an actual field Survey of the premises in December of 2011. And a Plat of Survey is attached hereto and made a part hereof.

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This Description was prepared from an actual field Survey of the premises in December of 2011. And a Plat of Survey is attached hereto and made a part hereof.

All Rebar's Set are 5/8" x 30" w/ yellow Cap Stamped Rutter PS 7958.

Basis of Bearings is the West of a 0.20 Acre Parcel (by deed) as conveyed to Beneficial Financial I Inc. in O.R. 2355, Pg. 202, which bears North 02°50'00" East. And is used to denote angles only.

John J. Rutter Jr. P.S. 7958 December 23, 2011

584 Deanna Stroll Rd. Heath, Ohio 43056

**OFFICE COPY
NOT RECORDABLE**



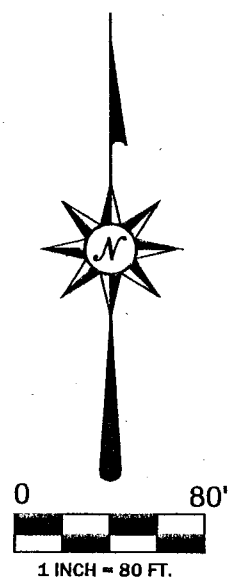
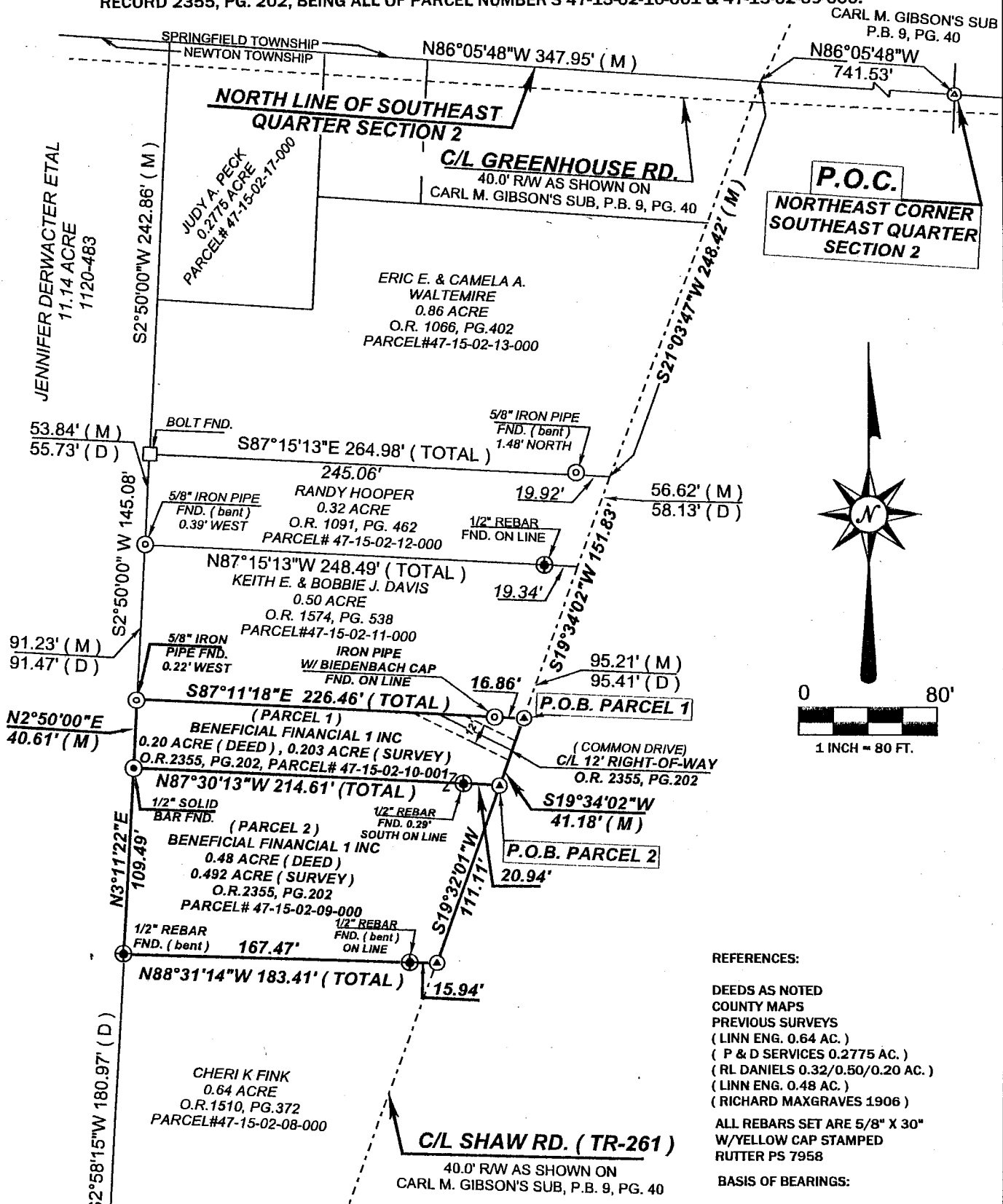
DESCRIPTION
APPROVED

By: [Signature] 1/7/2012

47-15-02-10-001B

BOUNDARY SURVEY MAP OF A 0.203 ACRE PARCEL & A 0.492 ACRE PARCEL

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF NEWTON, AND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 15, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, BEING A 0.203 ACRE PARCEL (PARCEL 1), AND 0.492 ACRE PARCEL (PARCEL 2), OUT OF AN ORIGINAL 0.20 ACRE PARCEL (BY DEED) AND A 0.48 ACRE PARCEL (BY DEED), AS CONVEYED TO BENEFICIAL FINANCIAL 1 INC. IN OFFICIAL RECORD 2355, PG. 202, BEING ALL OF PARCEL NUMBER'S 47-15-02-10-001 & 47-15-02-09-000.



REFERENCES:
DEEDS AS NOTED
COUNTY MAPS
PREVIOUS SURVEYS
(LINN ENG. 0.64 AC.)
(P & D SERVICES 0.2775 AC.)
(RL DANIELS 0.32/0.50/0.20 AC.)
(LINN ENG. 0.48 AC.)
(RICHARD MAXGRAVES 1906)
ALL REBARS SET ARE 5/8" X 30"
W/YELLOW CAP STAMPED
RUTTER PS 7958
BASIS OF BEARINGS:
THE WEST LINE OF A 0.20 ACRE PARCEL
AS CONVEYED TO BENEFICIAL FINANCIAL
1 INC. IN O.R. 2355, PG. 202, WHICH BEARS
N02°50'00"E.

LEGEND	
⊙	Found Iron Pipe (as noted)
⊕	Found 1/2" Solid Bar
⊗	Set Railroad Spike
⊙	Found Railroad Spike
□	Found Bolt
⊕	Found Rebar (as noted)

PROFESSIONAL LAND
SERVICES LLC.
584 DEANNA STROLL RD
HEATH, OHIO 43056
DIRECT 740-403-3261

I HEREBY CERTIFY THAT THE
ATTACHED PLAT WAS PREPARED
FROM INFORMATION OBTAINED
FROM AN ACTUAL FIELD SURVEY
OF THE PREMISES AND THAT SAID
PLAT IS CORRECT TO THE BEST OF
MY KNOWLEDGE



REGISTERED SURVEYOR NO.7958
JOHN J. RUTTER JR.
John J. Rutter Jr.

DECEMBER 23, 2011
Dec 23, 2011

DESCRIPTION
APPROVED
By: *[Signature]*