

60-30-0207

60-10-0347

7920 CLAY PIKE

Description of Parcel 12

Situated in the State of Ohio, County of Muskingum, Township of Salt Creek, being part in the west half of the southwest quarter of Section 2 and part in the east half of the southeast quarter of Section 3, Range 12 West, Township 13 North, of "The Congress Lands East of the Scioto River", and being bounded and described as follows:

Commencing for reference at an iron pin found capped "SMB 7135" at the southwest corner of Section 2 and the southeast corner of Section 3, also being the southeast corner of a 38.02 acres tract as conveyed to Dennis Smith by Deed Volume 940, Page 49 of the Muskingum County Recorder's Office (Note: Reference bearing on the west line of Section 2 used as North 00°20'50" East.);

thence, with the section line and the east line of said Smith property, North 00°20'50" East a distance of 1,034.11 feet to a point in the center of a run, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning continuing with the section line and said Smith property line, North 00°20'50" East a distance of 518.07 feet to an iron pin set at the northeast corner of said Smith property, passing through an iron pin set at a distance of plus 30.00 feet;

thence, leaving the section line with said Smith property, the following two courses:

- (1) North 78°26'10" West a distance of 542.08 feet to an iron pin found, passing through an iron pin found at a distance of plus 7.52 feet;
- (2) thence North 11°32'11" East a distance of 213.86 feet to a point in the centerline of County Road No. 22 (Clay Pike) and in the south line of a 20.00 acres tract as conveyed to Thelma Dailey by Deed Volume 1032, Page 313 of the Muskingum County Recorder's Office, passing through an iron pin found at a distance of plus 181.57 feet;

thence, with the centerline of County Road No. 22 and the south line of said Dailey property, the following three courses:

- (1) South 72°41'21" East a distance of 66.21 feet to a point;
- (2) thence South 81°44'22" East a distance of 321.06 feet to a point;

(3) thence North 87°38'50" East a distance of 109.02 feet to a point in east line of Section 3 and at the southeast corner of said Dailey property;

thence, leaving the section line and continuing with the centerline of County Road No. 22, South 83°13'35" East a distance of 321.02 feet to a point at the centerline intersection of said road with the centerline of Township Road No. 209;

thence, with the centerline of Township Road No. 209, the following four courses:

- (1) South 02°24'14" East a distance of 268.70 feet to a point;
- (2) thence South 04°41'25" East a distance of 61.27 feet to a point;
- (3) thence South 24°31'13" East a distance of 41.55 feet to a point;
- (4) thence South 51°25'34" East a distance of 36.31 feet to a point;

thence, leaving the road with the meanderings of a run, the following four courses:

- (1) South 17°08'32" West a distance of 175.79 feet to a point;
- (2) thence South 38°26'20" West a distance of 50.85 feet to a point;
- (3) thence South 63°34'50" West a distance of 312.83 feet to a point;
- (4) thence North 82°18'44" West a distance of 22.35 feet to the Point of Beginning;

containing 7.953 acres, more or less, of which:
5.317 acres is in Section 2 out of Parcel No.
60-60-30-02-07-000 and
2.636 acres is in Section 3 out of Parcel No.
60-60-~~30~~¹⁰-03-17-000.

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. 22 (Clay Pike).

Subject to the right-of-way of Township Road No. 209.

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

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY
12-7-95

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 the centerline of County Road No. 22. Said easement runs in an east-west direction across the north end of the above described property with the north line of said easement being the centerline of County Road No. 22. Containing 0.938 acres, more or less, of easement.

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 the centerline of Township Road No. 209. 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 Township Road No. 209. Containing 0.472 acres, more or less, of easement.

Subject to any facts that may be disclosed in a full and accurate title search.

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

The bearings in this description are for angle calculations only and are based on the west line of Section 2 used as an assumed bearing of North 00°20'50" East.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of November 30, 1995.

Prior Deed: Deed Volume _____, Page _____.

**OFFICE COPY
NOT RECORDABLE**

22 21
3 2

PERRY TWP
SALT CREEK TWP

SURVEY PLAT for BRUNER LAND Co.

Situated in the State of Ohio, County of
DELAWARE, Township of SALT CREEK,
Range 12, Township 28 North, of The
COLUMBIAN MERIDIAN, East of the MERIDIAN.



The bearings on this plat are for
magnetic declination
only and are based
on the declination
of 1915.

- EXEMPTIONS**
- (1) All lands of Ohio
 - (2) County tax maps
 - (3) U.S. B. Landmarks and
 - (4) Survey plat by
 - (5) Survey plat by
 - (6) Survey plat by
 - (7) Survey plat by
 - (8) Survey plat by
 - (9) Survey plat by
 - (10) Survey plat by

Subject to all legal rights-of-way, man-
made, restrictions, reservations, and
existing conditions of record. Subject to
100 year Flood Plain restrictions. If
applied, subject to any limits that may be
applied. Subject to any other laws, orders,
ordinances or regulations of the State,
County or City.

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Surveyed by
Wm. L. Smith

Scale 1" = 500'

0 500' 1000'

CLASS SURVEYING
AND ENGINEERING
INCORPORATED
1000 W. 12th St.
COLUMBUS, OHIO 43218

Armen Avrell, et al.
94.16 Ac.
V. 485 P. 483

60-60-30-02-06-0

Donald &
Alicia Arry
40 Ac.
V. 1822 P. 518

40 Ac.
V. 1822 P. 518

George P. Yinger
8.53 Ac.
V. 1077 P. 265

Randall Brock
3.98 Ac.
V. 1101 P. 31

Dalbert Berman
62.53 Ac.
V. 486 P. 11

Thomas & Lovella Love
79 Ac.
V. 1852 P. 118

Thelma Deily
20 Ac.
V. 1042 P. 313

Donald Smith
30.62 Ac.
V. 490 P. 18

Allen Shaw
61.92 Ac.
V. 787 P. 162

Frank & Tina Clark
79.13 Ac.
V. 861 P. 84

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

12-7-95

LINE	BEARING	DIST.
1	S 72° 14' 21" E	64.61'
2	S 80° 14' 22" E	362.76'
3	N 87° 50' 50" E	182.00'
4		
5	S 80° 13' 35" E	162.66'
6	S 80° 13' 25" E	18.70'
7	S 80° 13' 30" E	179.68'
8	S 80° 13' 30" E	182.66'
9		
10	N 80° 13' 35" E	84.78'
11	N 77° 14' 31" E	70.70'
12	N 78° 43' 21" E	100.51'
13	N 78° 43' 21" E	128.00'
14	N 77° 33' 21" E	148.20'
15	N 80° 13' 30" E	118.00'
16	N 80° 13' 30" E	92.67'
17		
18	N 117° 20' 50" W	76.70'
19	N 80° 13' 30" W	92.67'
20	N 117° 20' 50" W	128.27'
21	N 80° 13' 30" W	118.00'
22	N 80° 13' 30" W	82.66'
23	N 80° 13' 30" W	58.63'
24	N 80° 13' 30" W	78.66'
25	N 80° 13' 30" W	44.33'
26	N 80° 13' 30" W	38.33'
27	N 80° 13' 30" W	78.66'
28	N 80° 13' 30" W	62.67'
29	N 80° 13' 30" W	200.70'
30		
31	S 80° 13' 30" E	28.66'
32	N 38° 16' 20" E	58.66'
33	N 117° 20' 50" E	176.70'
34		
35		
36		
37		
38		
39		
40		



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