

62-17-02-08-000 B  
62-17-02-07-000 B  
25-95-12-02-000 B  
62-17-02-06-000 B

THENCE with the center of said Shiplett Road being the westerly line of said 1.213 acre tract and the easterly line of said 0.5717 of an acre tract the following three (3) courses:

- 1.) South 46 deg. 46 min. 48 sec. West, 256.52 feet to a point;
- 2.) THENCE South 47 deg. 22 min. 47 sec. West, 130.40 feet to a point;
- 3.) THENCE South 37 deg. 39 min. 49 sec. West, 102.88 feet to a point on a westerly line of said 40 acre tract at the most-southerly corner of said 0.5717 of an acre tract;

THENCE with the center of said Shiplett Road being the westerly line of said 40 acre tract and easterly line of said 164 acre tract, South 32 deg. 29 min. 17 sec. West, 511.82 feet to a point in Perine Road (County Road 145) at a westerly corner of said 40 acre tract and an easterly corner of said 164 acre tract;

THENCE with said Perine Road and a westerly line of said 40 acre tract and westerly line of a 43.33 acre tract as conveyed to Wilson Brothers Farms an Ohio Partnership (Deed Volume 880, Page 314), also being an easterly line of said 164 acre tract the following two (2) courses:

- 1.) South 29 deg. 29 min. 45 sec. West, 761.61 feet to a point;
- 2.) THENCE South 29 deg. 15 min. 48 sec. West, 1496.91 feet to the southwest corner of said 43.33 acre tract and southeast corner of said 164 acre tract, also being on the south line of the Southwest Quarter of Section 7;

THENCE leaving said road with the south line of the Southwest Quarter Section 7 and said 164 acre tract, North 86 deg. 41 min. 10 sec. West, 755.20 feet to the PLACE OF BEGINNING containing 277.480 acres, less EXCEPTION NO.1 of 2.776 acres, less EXCEPTION NO.2 of 1.160 acres, and containing after said exceptions a total of 273.544 acres, more or less, but subject to all legal highways, right-of-ways and easements.

The above described 273.544 acre tract is comprised of the following:

Northwest Quarter Section 7 – 150.7926 acres

- 79.6143 acres, All of Parcel No. 62-17-02-06-000
- 71.1564 acres, Part of Parcel No. 62-17-02-07-000
- 0.0219 of an acre, Part of 0.5717 of an acre tract  
(The 0.5717 of an acre tract is to resolve overlapping legal descriptions per ORV.2556, P.104)

Southwest Quarter Section 7 – 90.2001 acres

- 89.6503 acres, Part of Parcel No. 62-17-02-10-000
- 0.5498 of an acre, Part of 0.5717 of an acre tract

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(The 0.5717 of an acre tract is to resolve overlapping legal descriptions per ORV.2556, P.104)

Northeast Quarter Section 12 – 32.5513 acres

- 32.5513 acres, All of Parcel No. 25-95-12-02-000

**EXCEPTION NO.1**

Situated in the Township of Springfield, County of Muskingum, and State of Ohio.

Being located in the Northwest Quarter of Section 7, Township 16, Range 14, Springfield Township, being part of a 164 acre tract (Parcel No. 62-17-02-07-000, 67.45 acres as carried on the auditor's records) as conveyed to Margaret A. Perine in Deed Volume 776 at Page 124 of the Muskingum County Deed Records and being more fully described as follows:

COMMENCING at a stone monument (found) on the east line of Hopewell Township and west line of Springfield Township at the southwest corner of Section 7 and the above referenced 164 acre tract;

THENCE with the west line of said Springfield Township, southwest quarter of Section 7, and said 164 acre tract, North 03 deg. 44 min. 59 sec. East, 2756.93 feet to an iron pin (set) at the southwest corner of the Northwest Quarter of Section 7;

THENCE leaving the west line of said Springfield Township and said Section 7 with the south line of the Northwest Quarter of Section 7 and passing through said 164 acre tract, South 87 deg. 42 min. 04 sec. East, 599.36 feet to a point;

THENCE leaving said quarter section line and passing through said 164 acre tract, North 02 deg. 17 min. 56 sec. East, 103.98 feet to a point in the center of Perine Road (County Road 145) and most-southerly corner of a 2.776 acre tract and PLACE OF BEGINNING of the 2.766 acre tract herein to be described;

THENCE from said PLACE OF BEGINNING with the center of said Perine Road and with a new line of division and passing through said 164 acre tract the following four (4) courses:

- 1.) North 55 deg. 12 min. 45 sec. West, 156.34 feet to a point;
- 2.) THENCE North 46 deg. 53 min. 27 sec. West, 68.04 feet to a point;
- 3.) THENCE North 34 deg. 46 min. 14 sec. West, 94.99 feet to a point;
- 4.) THENCE North 30 deg. 34 min. 49 sec. West, 50.23 feet to a point and being the westernmost corner of said 2.776 acre tract;

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THENCE leaving said road and with a new line of division passing through said 164 acre tract the following three (3) courses:

- 1.) North 17 deg. 29 min. 00 sec. East, 269.23 feet (passing through an iron pin (found) at 25.78 feet) to an iron pin (found) at the northernmost corner of said 2.776 acre tract;
- 2.) THENCE South 56 deg. 17 min. 42 sec. East, 431.86 feet to an iron pin (found) at the easternmost corner of said 2.776 acre tract;
- 3.) THENCE South 33 deg. 38 min. 02 sec. West, 329.23 feet (passing through an iron pin (found) (on line) at 305.21 feet) to the PLACE OF BEGINNING containing 2.776 acres, more or less, but subject to all legal highways, right-of-ways, and easements.

#### **EXCEPTION NO.2**

Situated in the Township of Springfield, County of Muskingum, and State of Ohio.

Being located in the Southwest Quarter of Section 7, Township 16, Range 14, Springfield Township, being all of a 0.45 of an acre tract (Parcel No. 62-17-02-08-000) as conveyed to Margaret A. Perine in Deed Volume 776, Page 127, and being part of a 164 acre tract (Parcel No. 62-17-02-10-000, 96.31 acres as carried on the auditor's records) as conveyed to Margaret A. Perine in Deed Volume 776, Page 124 of the Muskingum County Deed Records and being more fully described as follows:

COMMENCING at a stone monument (found) on the east line of Hopewell Township and west line of Springfield Township at the southwest corner of Section 7 and the above referenced 164 acre tract;

THENCE with the south line of the Southwest Quarter and said 164 acre tract, South 86 deg. 41 min. 10 sec. East, 755.20 feet (passing through an iron pin (set) (on line) at 728.97 feet) to a point in Perine Road (County Road 145);

THENCE with said Perine Road and easterly line of said 164 acre tract the following two (2) courses:

- 1.) North 29 deg. 15 min. 48 sec. East, 1496.91 feet to a point;
- 2.) North 29 deg. 29 min. 45 sec. East, 761.61 feet to a point;

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25-95-12-02-000 E  
62-17-02-06-000 E

THENCE leaving said road and passing through said 164 acre tract, North 67 deg. 56 min. 20 sec. West, 399.85 feet to an iron pin (found) at the most-southerly corner of a 1.160 acre tract and PLACE OF BEGINNING of the 1.160 acre tract herein to be described;

THENCE from said PLACE OF BEGINNING with a new line of division and passing through said 164 acre tract the following two (2) courses:

- 1.) North 57 deg. 55 min 15 sec. West, 166.29 feet to an iron pin (found) at the westernmost corner of said 1.160 acre tract;
- 2.) THENCE North 27 deg. 31 min. 15 sec. East, 294.78 feet (passing through an iron pin (found) (on line) at 285.99 feet) to a point in Perine Road (County Road 145) at the northernmost corner of said 1.160 acre tract;

THENCE with said Perine Road and a new line of division passing through said 164 acre tract the following two (2) courses:

- 1.) South 57 deg. 19 min. 55 sec. East, 107.49 feet to a point;
- 2.) THENCE South 62 deg. 02 min. 05 sec. East, 69.99 feet to a point at the easternmost corner of said 1.160 acre tract;

THENCE leaving said road and with a new line of division passing through said 164 acre tract South 29 deg. 41 min. 21 sec. West, 298.02 feet (passing through an iron pin (found) at 20.00 feet) to an iron pin (found) at the PLACE OF BEGINNING containing 1.160 acres, more or less, but subject to all legal highways, right-of-ways, and easements.

The above described 1.160 acre tract is comprised of the following:

- Southwest Quarter Section 7 – 1.160 acres
- 0.45 of an acre, All of Parcel No. 62-17-02-08-000
  - 0.710 of an acre, Part of Parcel No. 62-17-02-10-000

Bearings are oriented to The State Plane Coordinate System: Ohio South Zone (3402); Horizontal Datum: NAD83 (2011). Iron pins indicated (set) are a 5/8-inch iron bar with a yellow plastic cap stamped "Bair & Goodie." Date of Survey: July 2014. Plat and description prepared by Jeremiah A. Myers, Professional Surveyor No. 8481.

**APPROVED**  
**MUSKINGUM COUNTY**  
**PLANNING COMMISSION DIRECTOR**

11/26/14  
Date

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**OFFICE COPY**  
**NOT RECORDABLE**

Plat and Description Prepared by  
Jeremiah A. Myers, Professional Surveyor No. 8481

**DESCRIPTION**  
**APPROVED**  
By: Jeremiah A. Myers

