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Description of Parcel # 3 (65.057 Acres)

thence, leaving the road, South 88°01'14" East a distance of 3,148.19 feet to a 5/8" iron pin set in the west line of the Robert W. and Barbara Miller property as conveyed by Official Records Volume 2579, Page 309 of the Muskingum County Recorder's Office, passing through four 5/8" iron pins set at distances of plus 30.00 feet, plus 129.91 feet, plus 777.91 feet and plus 1,426.00 feet, passing over the east line of Section 9 and being the west line of Section 10 at a distance of plus 1,829.90 feet and passing through two additional 5/8" iron pins set at distances of plus 2,237.19 feet and plus 3,048.19 feet, respectively;

thence, with the west line of said Miller property, South 01°53'04" West a distance of 538.09 feet to a fence corner post found in the west line of the aforementioned Ohio Franklin Realty, LLC. property;

thence, with said Ohio Franklin Realty, LLC. property, the following two courses:

1. North 89°08'12" West a distance of 559.33 feet to a 5/8" iron pin found capped "Linn 7113";
2. thence South 02°37'39" West a distance of 405.31 feet to the **POINT OF BEGINNING**;

containing 65.057 acres, more or less, of which:

- 41.465 acres are in Section 9 part of Parcel No.02-20-09-01-001 and
- 23.592 acres are in Section 10 part of Parcel No. 02-30-10-03-003.

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

Subject to the right-of-way of Ferncliff Road.

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

Subject to a 50.00 feet wide easement being reserved unto the grantor Bruner Land Company, Inc., his heirs, and/or assigns, forever. Said easement is for the purposes of running utilities to other parcels of land on or near Ferncliff Road. 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 center of Ferncliff Road. Containing 1.093 acres, more or less, of easement.

All iron pins set are 5/8" x 30" rebar capped and labeled "Biedenbach Surveying, LLC. PS 7881".

The bearings in this description are for angle calculations only and are based on the south line of the southeast quarter of the southeast quarter of Section 9 used as an assumed bearing of North 87°59'39" West.