

PARCEL #2

08-20-13-01-000

08-25-12-13-000

Description of 151.793 acres

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek, being part in the west half of the northwest quarter of Section 12 and part in the east half of the northeast quarter of Section 13, Range 13 West, Township 11 North, of "The Congress Lands East of the Scioto River", and being bounded and described as follows:

Commencing for reference at an iron pin set at the northwest corner of Section 12 and the northeast corner of Section 13 (Note: Reference bearing on the north line of Sections 12 and 13 used as North 88°11'36" East.);

thence, with the west line of Section 12 and the east line of Section 13, South 01°32'17" East a distance of 109.46 feet to an iron pin set at the southwest corner of a 2.236 acres tract as conveyed to The Franklin Real Estate Company by Deed Volume 297, Page 15 of the Muskingum County Recorder's Office, said iron pin set being THE TRUE POINT OF BEGINNING for this description and being located for reference South 01°32'17" East a distance of 1.02 feet from a concrete monument found;

thence, from said Point of Beginning with the south line of said 2.236 acres tract, the following three courses:

- (1) South 80°13'45" East a distance of 163.41 feet to an iron pin set;
- (2) thence, with a curve to the left, having a radius of 1,557.69 feet, an arc length of 339.38 feet, a chord bearing of South 86°28'15" East a chord distance of 338.71 feet to an iron pin set;
- (3) thence North 87°17'17" East a distance of 457.94 feet to an iron pin set in the west line of a 0.83 acres tract as conveyed to Max Hoy by Deed Volume 1036, Page 316 of the Muskingum County Recorder's Office;

thence, with the west line of said Hoy property, South 09°16'49" West a distance of 97.50 feet to a concrete monument found;

thence, with the south line of said Hoy property, South 84°18'58" East a distance of 294.99 feet to an iron pin set in the east line of the west half of the northwest quarter of Section 12;

thence, with the quarter-quarter section line, South 01°34'23" East a distance of 2,420.41 feet to a concrete monument found at the southeast corner of said half-quarter section, passing through four iron pins set at distances of plus 900.00 feet, plus 1,300.00 feet, plus 1,800.00 feet, and plus 2,100.00 feet, respectively;

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thence, with the quarter section line, South $88^{\circ}13'55''$ West a distance of 1,231.30 feet to a marked stone found at the southwest corner of the northwest quarter of Section 12, said stone being also the southeast corner of an old 1.000 acres school house lot;

thence, with the east line of Section 13 and the east line of said old school house lot, North $01^{\circ}32'17''$ West a distance of 208.71 feet to an iron pin set;

thence, with the north line of said old school house lot, South $88^{\circ}44'48''$ West a distance of 208.71 feet to an iron pin set;

thence, with the west line of said old school house lot, South $01^{\circ}32'17''$ East a distance of 208.71 feet to an iron pin set in the south line of the northeast quarter of Section 13;

thence, with the quarter section line, South $88^{\circ}44'48''$ West a distance of 1,110.69 feet to a concrete monument found at the southwest corner of the east half of the northeast quarter of Section 13;

thence, with the quarter-quarter section line, North $01^{\circ}44'58''$ West a distance of 2,705.20 feet to an iron pin set at the southwest corner of a 4.14 acres tract as conveyed to The Franklin Real Estate Company by Deed Volume 270, Page 538 of the Muskingum County Recorder's Office, passing through two iron pins set at distances of plus 1,828.61 feet and plus 2,425.69 feet, respectively;

thence, with the south line of said 4.14 acres tract, the following three courses:

- (1) North $88^{\circ}13'36''$ East a distance of 438.61 feet to an iron pin set;
- (2) thence, with a curve to the right, having a radius of 1,923.68 feet, an arc length of 387.60 feet, a chord bearing of South $86^{\circ}00'05''$ East a chord distance of 386.95 feet to an iron pin set;
- (3) thence South $80^{\circ}13'45''$ East a distance of 515.63 feet to an iron pin set in the east line of Section 13;

thence, with the east line of Section 13 and the east line of said 4.14 acres tract, North $01^{\circ}32'17''$ West a distance of 35.69 feet to the Point of Beginning;

containing 151.793 acres, more or less, of which 71.529 acres is Parcel No. 08-08-25-12-13-000 in the west half of the northwest quarter of Section 12 and 80.264 acres is Parcel No. 08-08-20-13-01-000 in the east half of the northeast of Section 13.

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

TOGETHER WITH an rights of title, whether recorded or unrecorded, which may exist to the 1.000 acre old school house lot situated in the southeast corner of the northeast quarter of Section 13. Said lot was originally for school purposes, however, present ownership is unknown. Also including any right-of-ways for ingress and egress which may accompany said rights of title to said old school house lot.

TOGETHER WITH any rights of ingress and egress, whether recorded or unrecorded, which may exist over a 20.00 feet wide right-of-way over and along the east line of a 0.83 acres tract as conveyed to Max Hoy by Deed Volume 1036, Page 316 of the Muskingum County Recorder's Office and situated in the northeast corner of the west half of the northwest quarter of Section 12.

TOGETHER WITH any rights of ingress and egress, whether recorded or unrecorded, which may exist over a 10.00 feet wide right-of-way along the west line of and over a 0.83 acres tract as conveyed to Max Hoy by Deed Volume 1036, Page 316 of the Muskingum County Recorder's Office and being situated in the northeast corner of the west half of the northwest quarter of Section 12. Said property and easement being also shown on The Franklin Real Estate Company Plat No. 0-43 dated January 7, 1937, and re-drawn August 17, 1953.

TOGETHER WITH any rights of ingress and egress, whether recorded or unrecorded, which may exist over a 20.00 feet wide right-of-way which crosses a 2.236 acres tract as conveyed to The Franklin Real Estate Company by Deed Volume 297, Page 15 of the Muskingum County Recorder's Office and situated in the west half of the northwest quarter of Section 12. Said 20.00 feet wide right-of-way being the same as described in Deed Volume 297, Page 16 of the Muskingum County Recorder's Office. Said property and easement being also shown on The Franklin Real Estate Company Plat No. 0-43 dated January 7, 1937, and re-drawn August 17, 1953.

TOGETHER WITH any rights of ingress and egress, whether recorded or unrecorded, which may exist over a 50.00 feet wide right-of-way adjoining the north line of a 4.14 acres tract as conveyed to The Franklin Real Estate Company by Deed Volume 270, Page 538 of the Muskingum County Recorder's Office and situated in the east half of the southeast quarter of Section 8. Said 50.00 feet wide right-of-way being the same as described in Deed Volume 297, Page 331 of the Muskingum County Recorder's Office and also being shown on The Franklin Real Estate Company Plat No. 0-41 of January 28, 1938, and re-drawn on April 11, 1942, as titled "Plat Lena Keller Property".

All iron pins set are rebar with yellow caps labeled "Claus 6456".

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The bearings in this description are for angle calculations only and are based on the north line of the southeast quarter of Section 13 used as South 88°44'48" West as described in Deed Volume 753, Page 44 of the Muskingum County Recorder's Office.

The above description prepared by Roger W. [redacted], Registered Surveyor No. 6456, based on a new survey of [redacted], 1991.

Prior Deed: Deed Volume 1033, Page 361

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY

R. W. [redacted]
6-28-91

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LINE	BEARING	DIST.	RADIUS	ARC
A	N 88°13'36" E	438.61'		
B	S 86°00'05" E	386.95'	1923.68'	387.60'
C	S 80°13'45" E	515.63'		
D	N 01°32'17" W	35.69'		
E	S 80°13'45" E	163.41'		
F	S 86°28'15" E	338.71'	1557.69'	339.38'
G	N 87°17'17" E	457.99'		
H	S 09°16'49" W	97.50'		
I	S 84°18'58" E	294.99'		
J	S 01°32'17" E	109.46'		
K				
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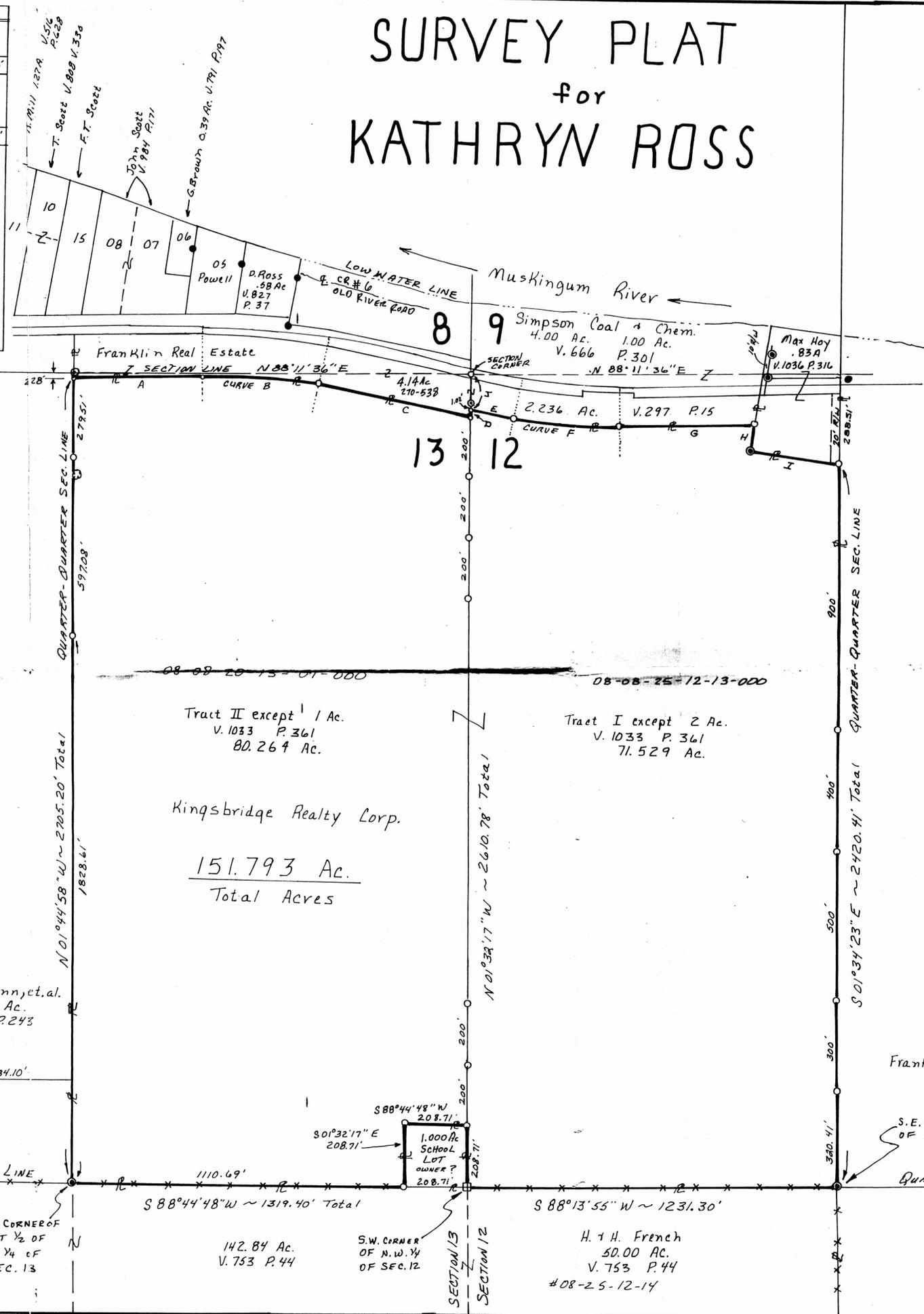
SURVEY PLAT for KATHRYN ROSS



SCALE 1"=200'

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek, being in the Northwest Quarter of Section 12 and the Northeast Quarter of Section 13, Township 11 North, Range 13 West, of the "CONGRESS LANDS EAST OF THE SCIOTO RIVER".

- = iron pin set capped "Claus 6456"
- = iron pin found.
- ⊙ = Concrete Monument Found.
- = property lines.
- ** = fence evidence found.
- = lines of this survey.



SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT IT WAS PREPARED FROM A FINAL FIELD SURVEY OF THE PREMISES.

Date: June 25, 1991
Signature: Roger W. Claus
Professional Surveyor, State of Ohio, License No. 56456

REVISIONS	Initials

DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER BY *J. L. Hank* 6-28-91