

## Description of Parcel 19

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Situated in the State of Ohio, County of Muskingum, Township of Brush Creek, being in the southeast quarter of Section 7, Range 13 West, Township 10 North, of "The Congress Lands East of The Scioto River", and being bounded and described as follows:

Beginning at an iron pin set at the southeast corner of Section 7 (Note: Reference bearing on the south line of Section 7 used as South  $86^{\circ}12'32''$  East.);

thence, from said Point of Beginning with the south line of Section 7, North  $86^{\circ}12'32''$  West a distance of 1,134.00 feet to a point in the centerline of the centerline of Township Road No. 135 (Haver Hill Road), passing through two iron pins set at distances of plus 880.00 feet and plus 1,104.00 feet, respectively;

thence, with the centerline of Township Road No. 135 which is the east line of the Kathryn Ross property as described in Deed Volume 1065, Page 223 of the Muskingum County Recorder's Office, the following four courses:

- (1) North  $36^{\circ}29'43''$  East a distance of 62.14 feet to a point;
- (2) thence North  $44^{\circ}35'02''$  East a distance of 73.24 feet to a point;
- (3) thence North  $53^{\circ}03'06''$  East a distance of 137.46 feet to a point;
- (4) thence North  $39^{\circ}33'40''$  East a distance of 64.77 feet to a point;

thence, leaving the road, South  $86^{\circ}12'32''$  East a distance of 910.00 feet to an iron pin set in the east line of Section 7, passing through two iron pins set at distances of plus 30.00 feet and plus 130.00 feet, respectively;

thence, with the east line of Section 7, South  $03^{\circ}39'41''$  West a distance of 250.00 feet to the Point of Beginning;

containing 5.892 acres, more or less, out of Parcel No. 08-08-65-07-11-000.

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

Subject to the right-of-way of Township Road No. 135.

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Subject to the 100 year Flood Plain restrictions.

Subject to a 40.00 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 Township Road No. 135 (Haver Hill 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 centerline of Township Road No. 135. Containing 0.310 acres, more or less, of easement.

Subject to the above real estate being sold without any guarantee of specific zoning or issuance of building permits and health department approval of private systems and water well on the tract(s). Any permanent dwelling placed upon the above premises shall have not less than 700 square feet of living space. These premises cannot be used for the establishment of a junk yard, or for the storage of tires or other debris.

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

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

The bearings in this description are for angle calculations only and are based on the south line of Section 8 used as an assumed bearing of North 86°12'32" West.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of December 3, 1992.

Prior Deed: Deed Volume \_\_\_\_\_, Page \_\_\_\_\_

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY JY Mambie

12-11-92

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