

Description of Parcel 18

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:

Commencing for Reference 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°12'32" East.);

thence, with the east line of Section 7, North 03°39'41" East a distance of 250.00 feet to an iron pin set, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning leaving the section line, North 86°12'32" West a distance of 910.00 feet to a point in the centerline of Township Road No. 135 (Haver Hill Road), passing through two iron pins set at distances of plus 780.00 feet and plus 880.00 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 three courses:

- (1) North 19°02'17" East a distance of 39.51 feet to a point;
- (2) thence North 06°47'23" East a distance of 77.22 feet to a point;
- (3) thence North 02°13'26" East a distance of 129.82 feet to a point;

thence, leaving the road with the south line of said Kathryn Ross property, South 86°12'32" East a distance of 898.57 feet to an iron pin set in the east line of Section 7, passing through two iron pins set at distances of plus 18.57 feet and plus 118.57 feet, respectively;

thence, with the east line of Section 7, South 03°39'41" West a distance of 245.00 feet to the Point of Beginning;

containing 5.052 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.

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 0.226 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 Robert 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 JF Namb
12-11-92

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NOT RECORDABLE