

Description of 0.309 acres

Situated in the State of Ohio, County of Muskingum, Township of Highland, being part of original Lot No. 5 of North View Allotment as recorded in Plat Book 7, Page 1 of the Muskingum County Recorder's Office, located in the southeast quarter of Section 22, Range 5 West, Township 2 North, of "The United States Military District", being all of the residue of an original 6.76 acres tract as described in Deed Volume 1008, Page 387 of the Muskingum County Recorder's Office, and being bounded and described as follows:

Beginning at an iron pin found at the southwest corner of Lot No. 13 of Ridgeview No. 2 Subdivision as recorded in Plat Book 14, Page 1 of the Muskingum County Recorder's Office, said iron pin being also in the west line of the aforementioned original Lot No. 5 and in the west line of the aforementioned original 6.76 acres tract (Note: Reference bearing on the west line of said Lot No. 13 used as North 28°22'00" East.);

thence, from said Point of Beginning with the south line of said Lot No. 13, the following two courses:

- (1) South 50°35'09" East a distance of 133.31 feet to an iron pin found;
- (2) thence South 23°42'10" East a distance of 87.36 feet to an iron pin found in the north line of a 1.75 acres tract as conveyed to Clyta Young by Deed Volume 1078, Page 551 of the Muskingum County Recorder's Office;

thence, with the north line of said Young property and the south line of the aforementioned original 6.76 acres tract, the following two courses:

- (1) South 80°11'57" West a distance of 81.02 feet to an iron pin found;
- (2) thence South 69°33'05" West a distance of 147.42 feet to a point in the centerline of State Route No. 83 (Friendship Drive), passing through an iron pin found at a distance of plus 115.12 feet;

thence, with the centerline of State Route No. 83, North 22°25'08" West a distance of 17.90 feet to a railroad spike set at the south corner of a 0.335 acres tract (as per new survey) as conveyed to Lloyd E. Yoho by Deed Volume 919, Page 101 of the Muskingum County Recorder's Office;

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thence, with the southeast and northeast lines of said Yoho tract, the following three courses:

- (1) North 62°44'36" East a distance of 109.37 feet to an iron pin set, passing through an iron pin set at a distance of plus 30.00 feet and passing through an encroaching garage at a point which is 8.25 feet west of the southeast corner of said garage;
- (2) thence North 41°30'00" East a distance of 89.50 feet to an iron pin set;
- (3) thence North 48°30'00" West a distance of 110.07 feet to an iron pin set in the west line of the aforementioned original Lot No. 5 and in the west line of the aforementioned original 6.76 acres tract;

thence, with the west line of the aforementioned original Lot No. 5 and in the west line of the aforementioned original 6.76 acres tract, North 28°22'00" East a distance of 26.51 feet to the Point of Beginning;

containing 0.309 acres, more or less, being all of the residue of Parcel No. 23-95-01-28.000.

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

Subject to the right-of-way of State Route 83.

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

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

All iron pins set are 1/2" x 30" rebar capped and labeled "Claus 6456".

The bearings in this description are for angle calculations only and are based on the west line of Lot No. 13 of Ridgeview No. 2 Subdivision used as an assumed bearing of North 28°22'00" East.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a field new survey of April 3, 1988 and office updating November 1, 1995.

Prior Deed: Deed Volume 1008, Page 387.

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY

11-6-95

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NOT RECORDABLE**

