



645 MT PERRY RD

25-77-07-02-000 PS

Know all Men by these Presents

That EARL J. NISLY and IRENE NISLY, husband and wife,

of Muskingum County, State of Ohio, for valuable consideration paid, grant

with general warranty covenants, to

Steven J. HILDEBRAND and RUTH E. HILDEBRAND, Husband and Wife for
their joint lives remainder to the survivor of them.

whose tax mailing address is 6968 Palmer Road, Millersport, Ohio 43046

the following real property:

Being a part of Section 7, Township 18 North, Range 15 West, Hope-
well Township, Muskingum County, Ohio and being a part of the
lands of E. Nisley, Volume 995, Page 551, Parcel No. 25-25-77-07-02
and Volume 971, Page 133, Parcel No. 25-25-77-07-04-001 and being
more particularly described as follows:

Beginning at an iron pin found at the northwest corner of Section
7; thence South 89° 16' 23" East 2425.36 feet along the north
line of Section 7 to an iron pin found, passing the centerline
of I-70 at 233.77 feet; thence South 01° 09' 05" East 354.31 feet
to an iron pin found; thence North 88° 29' 04" East 171.68 feet
to a point in the centerline of C.R. 30, passing an iron pin found
at 145.97 feet; thence South 03° 35' 41" East 120.13 feet to a
point in the centerline of C.R. 30; thence South 03° 16' 26" East
320.14 feet to a point in the centerline of C.R. 30; thence South
05° 12' 19" East 955.45 feet to a point in the centerline of C.R.
30; thence South 06° 31' 34" East 245.38 feet to a point in the
centerline of C.R. 30; thence South 05° 31' 01" West 100.50 feet
to a point in the centerline of C.R. 30; thence South 31° 40'
17" West 191.06 feet to a point in the centerline of C.R. 30;
thence North 89° 59' 28" West 78.29 feet to an iron pin found;
thence South 00° 04' 18" West 462.49 feet to a railroad spike
found; thence North 89° 06' 38" West 1252.40 feet to an iron pin
found; thence North 23° 44' 54" West 799.31 feet to an iron pin
found; thence South 81° 44' 08" West 980.64 feet to an iron pin
found on the west line of Section 7; thence North 00° 17' 31"
West 2130.31 feet along the west line of Section 7 to the place
of beginning, passing the centerline of I-70 at 1982.21 feet.
The tract as surveyed contains 145.161 acres, more or less, subject
to all highways and easements of record.

Bearings in the above description are based on the north line
of Section 7 bearing South 89° 16' 23" East.

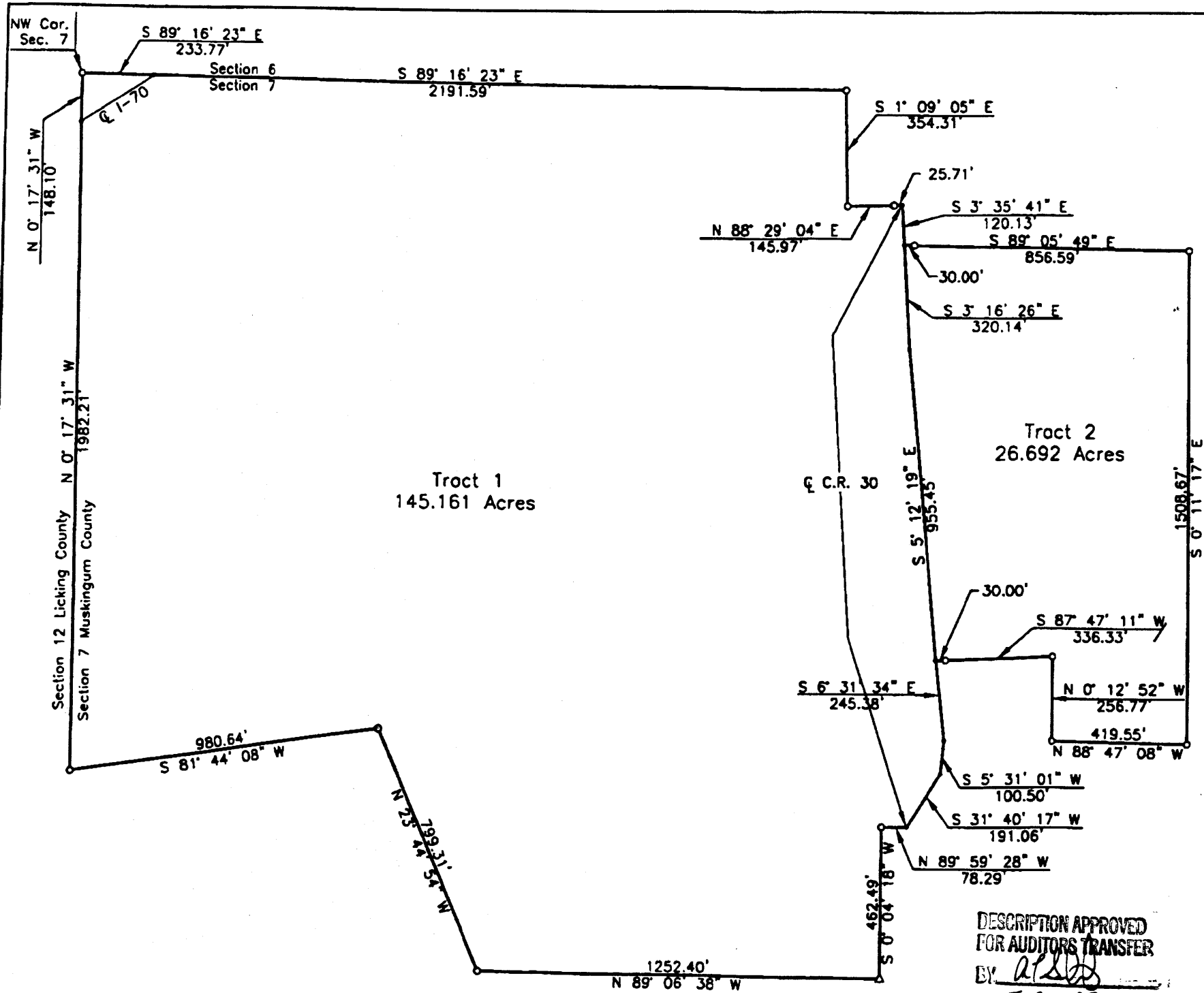
Survey and description by T. Chris Wilson, Ohio Reg. Surveyor
No. 6464 on April 14, 1997.

Auditor's Parcel #25-25-77-07-02-000 (Part)
#25-25-77-07-04-001 (Part)

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TITLE FIRST AGENCY BOX

53141487



Except as specifically stated or shown on this plot, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other landuse regulations, and any other facts that an accurate and current title search may disclose.

Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

Part of the lands of E. Nisley, Vol. 995, Page 551, Parcel # 25-25-77-07-02, and Vol. 971, Page 133, Parcel # 25-25-77-07-04-001.

Bearings are based on the north line of Section 7 bearing S 89° 16' 23" E.

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The JFW Company

1218 St. Rt. 63 NE
New Lexington, Ohio 43764 (614) 342-5131

SURVEY FOR: Nisley

● IRON PIN SET	DATE: 4/16/97
○ IRON PIN FOUND	RANGE: 15 W
⊙ POST	TOWNSHIP: 18 N
▲ RAILROAD SPIKE SET	SECTION: 7
△ RR SPIKE FOUND	POL. TWP: Hopewell
○ STONE FOUND	COUNTY: Muskingum
✖ FENCE	SCALE: 1" = 400'
• POINT	STATE OF OHIO

RONALD M. MERCKLE
OHIO REG. SURVEYOR NO. 6473

THOMAS C. WILSON
OHIO REG. SURVEYOR NO. 6485

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY: *[Signature]*

5-30-97
(Part) Par. No. 25-77-07-02 (26.692 ac.)

May-23-97 09:30A

614-342-4832

P. 02

The T&W Company



Engineering • Surveying
Resource Development

1218 State Route 93 NE • New Lexington, Ohio 43764 • 614-342-5131 • FAX: 614-342-4832

DEED DESCRIPTION

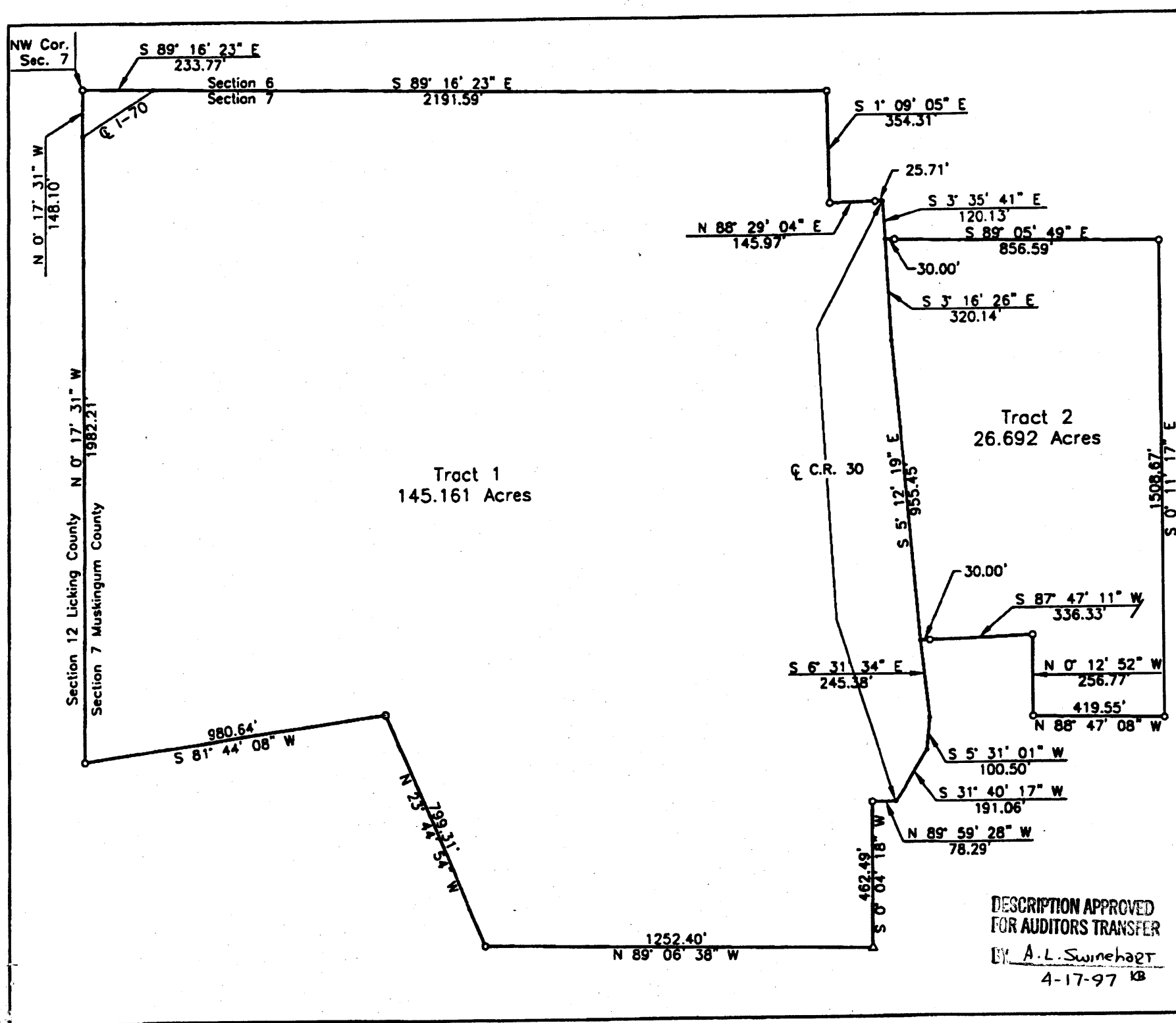
Nisley

TRACT 1

Being a part of Section 7, Township 18 North, Range 15 West, Hopewell Township, Muskingum County, Ohio and being a part of the lands of E. Nisley, Volume 995, Page 551, Parcel No. 25-25-77-07-02 and Volume 971, Page 133, Parcel No. 25-25-77-07-04-001 and being more particularly described as follows:

Beginning at an iron pin found at the northwest corner of Section 7; thence South $89^{\circ} 16' 23''$ East 2425.36 feet along the north line of Section 7 to an iron pin found, passing the centerline of I-70 at 233.77 feet; thence South $01^{\circ} 09' 05''$ East 354.31 feet to an iron pin found; thence North $88^{\circ} 29' 04''$ East 171.68 feet to a point in the centerline of C.R. 30, passing an iron pin found at 145.97 feet; thence South $03^{\circ} 35' 41''$ East 120.13 feet to a point in the centerline of C.R. 30; thence South $03^{\circ} 16' 26''$ East 320.14 feet to a point in the centerline of C.R. 30; thence South $05^{\circ} 12' 19''$ East 955.45 feet to a point in the centerline of C.R. 30; thence South $06^{\circ} 31' 34''$ East 245.38 feet to a point in the centerline of C.R. 30; thence South $05^{\circ} 31' 01''$ West 100.50 feet to a point in the centerline of C.R. 30; thence South $31^{\circ} 40' 17''$ West 191.06 feet to a point in the centerline of C.R. 30; thence North $89^{\circ} 59' 28''$ West 78.29 feet to an iron pin found; thence South $00^{\circ} 04' 18''$ West 462.49 feet to a railroad spike found; thence North $89^{\circ} 06' 38''$ West 1252.40 feet to an iron pin found; thence North $23^{\circ} 44' 54''$ West 799.31 feet to an iron pin found; thence South $81^{\circ} 44' 08''$ West 980.64 feet to an iron pin found on the west line of Section 7; thence North $00^{\circ} 17' 31''$ West 2130.31 feet along the west line of Section 7 to the place of beginning, passing the centerline of I-70 at 1982.21 feet. The tract as surveyed contains 145.161 acres, more or less, subject to all highways and easements of record.

Bearings in the above description are based on the north line of Section 7 bearing South $89^{\circ} 16' 23''$ East.



Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other landuse regulations, and any other facts that an accurate and current title search may disclose.

Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

Part of the lands of E. Nisley, Vol. 995, Page 551,
Parcel # 25-25-77-07-02, and Vol. 971, Page 133,
Parcel # 25-25-77-07-04-001.

Bearings are based on the north line of Section 7 bearing
S 89° 16' 23" E.

1" = 400'

The J&W Company	
1218 St. Rt. 93 NE New Lexington, Ohio 43764 (614) 342-5131	
SURVEY FOR: <u>Nisley</u>	
● IRON PIN SET	DATE: <u>4/16/97</u>
○ IRON PIN FOUND	RANGE: <u>15 W</u>
⊙ POST	TOWNSHIP: <u>18 N</u>
▲ RAILROAD SPIKE SET	SECTION: <u>7</u>
△ RR SPIKE FOUND	POL. TWP: <u>Hopewell</u>
○ STONE FOUND	COUNTY: <u>Muskingum</u>
✖ FENCE	SCALE: <u>1" = 400'</u>
• POINT	STATE OF OHIO
RONALD M. BENTLEY OHIO REG. SURVEYOR NO. 6473	
JAMES L. BENTLEY OHIO REG. SURVEYOR NO. 6483	

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May-19-97 07:53A

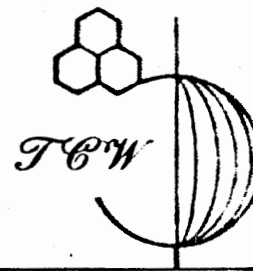
614-342-4832

P. 02

25-25-77-07-02

ADDRESS N/A

The T&W Company



Engineering • Surveying
Resource Development

So. Main St. • P.O. Box 648 • New Lexington, Ohio 43764 • 614-342-5131

DEED DESCRIPTION

Tract 3

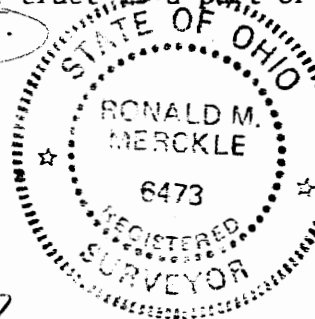
Being a part of the north half of Section Seven (7), Township Eighteen (18) North, Range Fifteen (15) West, Hopewell Township, Muskingum County, Ohio and being more particularly described as follows:

Beginning at an iron pin set at the Northwest corner of Section 7; thence with the north line of Section 7, South 89° 16' 23" East 2,425.36 feet to an iron pin set; thence South 1° 09' 05" East 354.31 feet to an iron pin set; thence South 89° 03' 48" West 214.23 feet to an iron pin set; thence South 2° 50' 32" West 434.68 feet to an iron pin set; thence North 89° 38' 45" East 433.19 feet to a point in the centerline of County Road 30, passing an iron pin set at 399.82 feet; thence with the centerline of County Road 30, North 3° 16' 26" West 320.14 feet to a point; thence South 89° 05' 49" East 886.59 feet to an iron pin found, passing an iron pin found at 30.00 feet; thence South 0° 11' 17" East 1,508.67 feet to an iron pin found; thence North 88° 47' 08" West 419.55 feet to an iron pin found; thence North 0° 12' 52" West 256.77 feet to an iron pin found; thence South 87° 47' 08" West 366.40 feet to a point in County Road 30, passing an iron pin set at 336.40 feet; thence South 6° 31' 34" East 245.38 feet to a point in County Road 30; thence South 5° 31' 01" West 100.50 feet to a point in County Road 30; thence South 31° 40' 17" West 191.06 feet to a point in County Road 30; thence North 89° 59' 28" West 78.29 feet to an iron pin set; thence South 0° 04' 18" West 462.49 feet to a railroad spike set in the center of Section 7 and in the centerline of County Road 30; thence with the half section line North 89° 38' West 1,252.40 feet to an iron pin set; thence North 23° 44' 31" West 1,127 feet to an iron pin set; thence South 81° 44' 08" West 980.64 feet to an iron pin set in the west line of Section 7; thence with the west line of Section 7, North 0° 17' 31" West 2,130.31 feet to the place of beginning. The tract surveyed contains 167.747 acres, more or less, subject to all highways and easements of record.

Iron pins set are 5/8 inch rebar, 30 inches long set flush with the ground with plastic identification caps.

The bearings in the above description are based on the north line of Section 7, bearing South 89° 16' 23" East.

The above described tract is a part of Auditor's Tax Parcel 25-25-77-07-02 and 25-25-77-07-04.



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NOT RECORDABLE**

Date: May 15, 1986

OK
6-10-86

