

66-15-03-35-000 D
66-17-01-01-000 D
66-17-02-28-000 D

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THENCE WITH THE WEST LINE OF THE ABOVE SAID TRACT 2 OF O.R. VOLUME 2055, PAGE 882, THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 57 DEGREES 22 MINUTES 38 SECONDS WEST 252.93 FEET TO A POINT;
2. NORTH 81 DEGREES 27 MINUTES 38 SECONDS WEST 234.00 FEET TO AN EXISTING IRON PIN (3/4 PIPE – DISTURBED) AT THE SOUTHEAST CORNER OF A PARCEL CONVEYED TO PAM K. AND TERRY W. GRIFFITH IN DEED VOLUME 1074, PAGE 437;

THENCE WITH THE EAST LINE OF THE SAID GRIFFITH PARCEL, NORTH 00 DEGREES 47 MINUTES 52 SECONDS EAST 303.00 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE -DISTURBED) AT THE SOUTHEAST CORNER OF A PARCEL CONVEYED TO LUMI-LITE CANDLE CO. INC. IN DEED VOLUME 832, PAGE 50;

THENCE WITH THE EAST LINE OF THE SAID LUMI-LITE PARCEL; THE EAST LINE OF A PARCEL CONVEYED TO LUMI-LITE CANDLE CO. INC. IN DEED VOLUME 1133, PAGE 685; AND THE EAST LINE OF A PARCEL CONVEYED TO JERRY R. AND SUSAN A. ALLISON IN DEED VOLUME 774, PAGE 197, NORTH 02 DEGREES 39 MINUTES 52 SECONDS EAST 1346.22 FEET TO A POINT ON THE SOUTH LINE OF AN ALLEY (FIRST STREET) IN NORWICH (PLAT BOOK A-O, PAGE 112), PASSING AN EXISTING IRON PIN (34 INCH PIPE) AT 292.44 FEET, AN EXISTING IRON PIN (5/8 INCH REBAR WITH “BIEDENBACH” CAP) AT 940.95 FEET, AND AN IRON PIN SET AT 1318.67 FEET;

THENCE WITH THE SOUTH LINE OF THE SAID ALLEY (FIRST STREET), NORTH 52 DEGREES 14 MINUTES 25 SECONDS EAST 46.36 FEET TO A POINT;

THENCE LEAVING THE SOUTH LINE OF THE SAID ALLEY (FIRST STREET) AND WITH THE WEST LINE OF A PARCEL CONVEYED TO DAVID J. AND JEFFREY G. ADDY IN DEED VOLUME 1158, PAGE 97 THE FOLLOWING THREE COURSES AND DISTANCES:

1. SOUTH 00 DEGREES 33 MINUTES 28 SECONDS EAST 55.91 FEET TO AN EXISTING IRON PIN SET (5/8 INCH REBAR), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH “BIEDENBACH” CAP) AT 23.69 FEET;
2. SOUTH 04 DEGREES 38 MINUTES 32 SECONDS WEST 65.46 FEET TO AN IRON PIN SET;
3. SOUTH 09 DEGREES 32 MINUTES 23 SECONDS WEST 51.23 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH “BIEDENBACH” CAP);

THENCE WITH THE SOUTH LINE OF THE SAID ADDY PARCEL AND THE SOUTH LINE OF A PARCEL CONVEYED TO DAVID J. AND JEFFREY G. ADDY IN DEED VOLUME 1158, PAGE 99, SOUTH 87 DEGREES 48 MINUTES 36 SECONDS EAST 104.97 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT THE NORTHWEST CORNER OF THE ABOVE SAID LOT 20 OF COUNTRY RETREAT NO. 2, SAID IRON PIN BEING NORTH 87 DEGREES 51 MINUTES 13 SECONDS WEST 273.72 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE NORTHEAST CORNER OF LOT 20;

THENCE WITH THE WEST LINE OF THE SAID LOT 20, SOUTH 05 DEGREES 00 MINUTES 11 SECONDS WEST 126.18 FEET TO THE **PLACE OF BEGINNING**;

CONTAINING 44.316 ACRES TOTAL IN TRACT 1 AND TRACT 2, WITH 0.130 ACRES IN PARCEL NUMBER 66-15-03-35-000, 3.810 ACRES IN PARCEL NUMBER 66-17-02-28-000 (0.444 ACRES OF WHICH IS IN THE RIGHT OF WAY OF U.S. ROUTE 40/22) AND 40.376 ACRES IN PARCEL NUMBER 66-17-01-01-000 (14.478 ACRES OF WHICH IS IN THE RIGHT OF WAY OF U.S. ROUTE 40/22).

TRACT 1 AND TRACT 2 ARE NOT CONTIGUOUS BUT ARE NOT TO BE TRANSFERRED AS INDEPENDENT PARCELS WITHOUT A LOT SPLIT APPLICATION SUBMITTAL AND APPROVAL BY THE MUSKINGUM COUNTY PLANNING COMMISSION.

SUBJECT TO A LICENSE TO ENCROACH AS RECORDED IN DEED VOLUME 970, PAGE 19; SUBJECT TO THE ROAD RIGHT OF WAY OF U.S. ROUTE 40/22 (EAST PIKE); AND ALL OTHER APPLICABLE EASEMENTS.

THE RIGHT TO USE A 40 FEET WIDE INGRESS/EGRESS EASEMENT AS RECORDED IN O.R. VOLUME 2111, PAGE 445; THE RIGHT TO USE A 40 FEET WIDE INGRESS/EGRESS EASEMENT AS RECORDED IN O.R. VOLUME 2613, PAGE 771; THE RIGHT TO USE A 20 FEET WIDE INGRESS/EGRESS EASEMENT AS RECORDED IN O.R. VOLUME 2654, PAGE 694; AND THE RIGHT TO USE A 20 FEET WIDE INGRESS/EGRESS EASEMENT AS RECORDED IN DEED VOLUME 547, PAGE 949.