

406-50-16-01-020

06-10-09-10-004

7810 POVERTY RIDGE RD

Description of Parcel 17

Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, being part in the northeast quarter of Section 16 and part in the east half of the southeast quarter of Section 9, Range 12 West, Township 12 North, of "The Congress Lands East of Scioto River", and being bounded and described as follows:

Commencing for reference at a point at the northeast corner of Section 16 (Note: Said point is located for reference North 02°41'28" West along the east line of Section 16 a distance of 5.00 feet from an iron pin found labeled "Biedenbach PS-5718, PS-6923");

thence, with the east line of Section 9, North 03°06'36" West a distance of 317.96 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, South 48°07'38" West a distance of 125.00 feet to an iron pin set;

thence South 04°53'31" West a distance of 1,134.53 feet to a point in the centerline of Township Road No. 234, passing through three iron pins set at distances of plus 547.29 feet, plus 1,011.53 feet, and plus 1,111.53 feet, and passing over the south line of Section 9 at a distance of plus 247.52 feet, respectively;

thence, with the centerline of Township Road No. 234, the following two courses:

(1) North 62°11'33" West a distance of 115.43 feet to a point;

(2) thence North 60°17'40" West a distance of 86.95 feet to a point;

thence, leaving the road, North 07°04'21" East a distance of 1,130.30 feet to an iron pin set, passing over the north line of Section 16 at a distance of plus 777.72 feet and passing through two iron pin set at distances of plus 16.38 feet and plus 238.92 feet, respectively;

thence North 48°07'38" East a distance of 292.00 feet to an iron pin set in the east line of Section 9;

thence, with the east line of Section 9, South 03°06'36" East a distance of 200.00 feet to the Point of Beginning;

containing 5.044 acres, more or less, of which 3.268 acres are in the northeast quarter of Section 16 and 1.776 acres are in the east half of the southeast quarter of Section 9.

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Page 2 of 2
Description of Parcel 17

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

Subject to a 30.00 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. 234. The south line of said easement being the centerline of Township Road No. 234. Containing 0.139 acres, more or less, of easement.

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 north line of Section 16 being North 86°48'59" East as shown on a survey by R.M. Roberts, Registered Surveyor No. 5803, dated July 6, 1973, and on the bearings found in Deed Volume 718, Page 337 of the Muskingum County Recorder's Office.

The above description prepared by George W. Claus, Registered Surveyor No. 6456, based on a new survey of September 4, 1989.

Prior Deed: Deed Volume _____, Page _____

Part of Parcel No. 06-06-50-16-01-000 = 3.268 acres
Part of Parcel No. 06-06-10-09-10-000 = 1.776 acres

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY

J L Hank

9-15-89

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SURVEY PLAT FOR BRUNER LAND CO.

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGHAM, TOWNSHIP OF BLUE ROCK, BEING IN THE SOUTHEAST QUARTER OF SECTION 9 AND IN THE NORTHEAST QUARTER OF SECTION 16, RANGE 12 WEST, TOWNSHIP 12 NORTH, OF "THE CLEVELAND LANDS EAST OF THE SCIOTO RIVER".

REDUCED
PLAT
SCALE 1" = 545'

BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 16 BEING N 86° 48' 59" E AS SHOWN IN A SURVEY BY R. M. ROBERTS REG. SURV. # 6803 JULY 6, 1972, AND THE BEARINGS FOUND IN DV. 718 PG. 537.

SURVEYOR'S CERTIFICATION

I hereby certify that this plat is true and correct to the best of my knowledge and that it was prepared from an actual field survey of the premises.

Sept 4, 1989

Date

W. W. CLAUSS
RR #2
Lodi, Ohio 43754
716-567-3168

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