

Description of Parcel 13-A

Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, being in the southwest quarter of Section 21, 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 an iron pin set at the southwest corner of Section 21;

thence, with the south line of Section 21, North 88°55'08" East a distance of 459.25 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 32°52'11" East a distance of 1,008.10 feet to a point in the centerline of State Route 376, passing through two iron pins set at distances of plus 749.98 feet and plus 988.10 feet, respectively;

thence, with the grantor's north property line being with the centerline of State Route 376, South 58°51'39" East a distance of 160.00 feet to a point;

thence, leaving the road, South 22°49'59" West a distance of 821.45 feet to an iron pin set in the south line of Section 21, passing through two iron pins set at distances of plus 25.00 feet and plus 125.00 feet, respectively;

thence, with the south line of Section 21, South 88°55'08" West a distance of 365.38 feet to the Point of Beginning;

containing 5.000 acres, more or less, being a new split out of Parcel No. 06-06-50-21-26-002.

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

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

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 State Route 376. Said easement runs in an east-west direction across the north end of the above described property with the north line of said easement being the centerline of State Route 376. Containing 0.147 acres, more or less, of easement.

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Subject to the right-of-way of State Route 376.

Subject to the 100 year Flood Plain restrictions.

All iron pins set are 1/2" rebar with yellow caps labeled "Claus 6456".

The bearings in this description are based on the south line of a 0.460 acres tract as conveyed to Paul Stall being North 86°25'02" West as shown on a plat recorded in Deed Volume 959, Page 157 of the Muskingum County Recorder's Office.

The above description prepared by Roger W. Claus Registered Surveyor No. 6456, based on a new survey of 26.142.

Prior Deed: Deed Volume 1006, Page 59

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J L Hambl
6-30-92

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SURVEY PLAT

for
ROBERT & MARY FOX

Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, being in the southwest quarter of Section 21, Range 12 West, Township 12 North, of "The Congress Lands East of Scioto River".

- o = iron pin set capped "Claus 6456".
- = lines of this survey.
- = iron pin found.
- *** = fence evidence found.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. L. Nank
6-30-92

I hereby certify that the above plat was prepared from information obtained from an actual field survey of the premises.

June 26, 1992
Date
Rt. 2, Lewisville, OH 43754

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Roger W. Claus
Registered Surveyor No. 6456

SCALE 1" = 200'

