

PARCEL #S 06-60-23-12-000  
06-60-23-11-000  
06-60-23-10-000  
06-60-24-12-000  
All on  
Wilson Wood Rd

### DESCRIPTION OF 50.106 ACRES

Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, being part in the southeast quarter of Section 23 and part in the southwest quarter of Section 24, Range 12 West, Township 12 North, of "The Congress Lands East of The Scioto River", and being bounded and described as follows:

Beginning at an iron pin set at the northeast corner of the southeast quarter of Section 23 and the northwest corner of the southwest quarter of Section 24 (Note: Reference bearing on the east line of the southeast quarter of Section 23 and the west line of the southwest quarter of Section 24 used as North  $01^{\circ}35'18''$  West.);

Thence, from said Point of Beginning and running with the quarter section line, North  $87^{\circ}37'03''$  East a distance of 581.71 feet to an iron pin set;

Thence, leaving the quarter section line, South  $02^{\circ}07'41''$  East a distance of 792.56 feet to an iron pin set in the north line of a 1.357 acres tract;

Thence, with the north line of said 1.357 acres tract, South  $75^{\circ}20'22''$  West a distance of 218.88 feet to an iron pin set;

Thence, with the west line of said 1.357 acres tract, South  $02^{\circ}59'17''$  West a distance of 200.64 feet to a point in the centerline of Township Road No. 69 (Wilsonwood Road), passing through an iron pin set at a distance of plus 185.40 feet;

Thence, with the centerline of Township Road No. 69, the following sixteen courses:

- (1) South  $78^{\circ}05'35''$  West a distance of 227.51 feet to a railroad spike set;
- (2) Thence South  $78^{\circ}20'06''$  West a distance of 138.21 feet to a point;
- (3) Thence South  $74^{\circ}57'40''$  West a distance of 168.50 feet to a point;
- (4) Thence South  $74^{\circ}57'40''$  West a distance of 121.90 feet to a point;
- (5) Thence South  $79^{\circ}57'40''$  West a distance of 143.88 feet to a point;
- (6) Thence North  $85^{\circ}02'20''$  West a distance of 39.32 feet to a point;
- (7) Thence North  $85^{\circ}02'20''$  West a distance of 125.68 feet to a point;
- (8) Thence North  $81^{\circ}52'15''$  West a distance of 50.15 feet to a point;
- (9) Thence North  $77^{\circ}47'00''$  West a distance of 146.06 feet to a railroad spike set;
- (10) Thence North  $72^{\circ}14'54''$  West a distance of 124.40 feet to a railroad spike set;
- (11) Thence North  $68^{\circ}53'29''$  West a distance of 109.26 feet to a railroad spike set;
- (12) Thence North  $73^{\circ}20'34''$  West a distance of 153.18 feet to a railroad spike set;
- (13) Thence North  $67^{\circ}18'53''$  West a distance of 107.54 feet to a railroad spike set;

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(14) Thence North 61°39'10" West a distance of 73.22 feet to a point at the northeast corner of a 26.42 acres tract as conveyed to Nellie Cherevas by Parcel One of Deed Volume 1156, Page 417 of the Muskingum County Recorder's Office, said point being located for reference North 02°06'24" West a distance of 15.00 feet from a 5/8" iron pin found capped "RLS 5410";

(15) Thence North 58°40'28" West a distance of 103.99 feet to a point;

(16) Thence North 64°34'07" West a distance of 133.38 feet to a point;

Thence, leaving the road, North 02°06'24" West a distance of 154.17 feet to a 5/8" iron pin found capped "Snouffer RLS 7543" at the southeast corner of a 1.00 acre tract as conveyed to Douglas E. and Tammy I. Bragg by Deed Volume 1546, Page 232 of the Muskingum County Recorder's Office, passing through an iron pin set at a distance of plus 30.00 feet;

Thence, leaving the lines of said Bragg property, North 07°17'45" West a distance of 613.62 feet to an iron pin set in the north line of the southeast quarter of Section 23, passing through an iron pin set at a distance of plus 196.21 feet;

Thence, with the quarter section line, North 87°15'45" East a distance of 1,573.94 feet to The Point of Beginning, passing through an iron pin set at a distance of plus 260.56 feet;

Containing 50.106 acres, more or less, of which:

- 4.264 acres are part of Parcel No. 06-06-60-23-11 in the S.E. 1/4 of Section 23,
- 13.862 acres are all of Parcel No. 06-06-60-23-12 in the S.E. 1/4 of Section 23,
- 18.876 acres are all of Parcel No. 06-06-60-23-10 in the S.E. 1/4 of Section 23, and
- 13.104 acres are part of Parcel No. 06-06-60-24-12 in the S.W. 1/4 of Section 24.

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

Subject to the right-of-way of Township Road No. 69.

Subject to the 100-Year Flood Plain restrictions, if applicable.

All iron pins set are 5/8" x 30" rebar capped and labeled "Claus 6456".

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY K. Bunkley  
6-7-2004

The bearings in this description are for angle calculations only and are based on the east line of the southeast quarter of Section 23 and the west line of the southwest quarter of Section 24 used as North 01°35'18" West.

A plat of the above-described survey has been submitted for file at the County Engineer's Office.

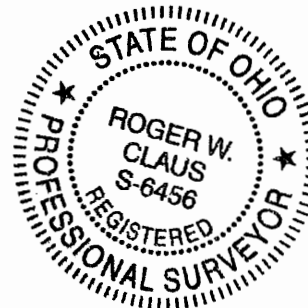
The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on actual field surveys of May 28, 2002 and May 23, 2004; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Deed Volume 984, Page 125

Surveyor: \_\_\_\_\_

Date: \_\_\_\_\_

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27-04



**DESCRIPTION OF 64.118 ACRES**

Parcel #  
06-60-24-12-000 ✓  
06-60-23-10-000 ✓  
06-60-23-11-000 ✓  
06-60-23-12-000

Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, being part in the southeast quarter of Section 23 and part in the southwest quarter of Section 24, Range 12 West, Township 12 North, of "The Congress Lands East of The Scioto River", and being bounded and described as follows:

Beginning at an iron pin set at the northeast corner of the southeast quarter of Section 23 and the northwest corner of the southwest quarter of Section 24 (Note: Reference bearing on the east line of the southeast quarter of Section 23 and the west line of the southwest quarter of Section 24 used as North  $01^{\circ}35'18''$  West.);

Thence, from said Point of Beginning and running with the quarter section line, North  $87^{\circ}37'03''$  East a distance of 1,035.13 feet to an iron pin set at adjusted northwest corner of a 45.332 acres tract as conveyed to Terry G. Eckroad by Deed Volume 1074, Page 632 of the Muskingum County Recorder's Office, passing through a  $\frac{1}{2}$ " iron pin found capped "Janes 6029 at a distance of plus 1,028.66 feet;

Thence, with the west line of said Eckroad property, South  $02^{\circ}07'41''$  East a distance of 987.92 feet to a railroad spike set in the centerline of Township Road No. 69 (Wilsonwood Road), passing through two iron pins set at distances of plus 638.16 feet and plus 953.68 feet, respectively;

Thence, with the centerline of Township Road No. 69, the following three courses:

- (1) South  $86^{\circ}21'17''$  West a distance of 118.56 feet to a railroad spike set;
- (2) Thence South  $87^{\circ}18'19''$  West a distance of 252.59 feet to a railroad spike set;
- (3) Thence South  $79^{\circ}14'28''$  West a distance of 9.32 to a point;

Thence, leaving the road, North  $06^{\circ}49'07''$  West a distance of 213.46 feet to an iron pin set, passing through an iron pin set at a distance of plus 22.50 feet;

Thence South  $75^{\circ}20'22''$  West a distance of 275.88 feet to an iron pin set;

Thence South  $02^{\circ}59'17''$  West a distance of 200.64 feet to a point in the centerline of Township Road No. 69 (Wilsonwood Road), passing through an iron pin set at a distance of plus 185.40 feet;

Thence, with the centerline of Township Road No. 69, the following nineteen courses:

- (1) South  $78^{\circ}05'35''$  West a distance of 227.51 feet to a railroad spike set;
- (2) Thence South  $78^{\circ}20'06''$  West a distance of 138.21 feet to a point;
- (3) Thence South  $74^{\circ}57'40''$  West a distance of 168.50 feet to a point;
- (4) Thence South  $74^{\circ}57'40''$  West a distance of 121.90 feet to a point;
- (5) Thence South  $79^{\circ}57'40''$  West a distance of 143.88 feet to a point;
- (6) Thence North  $85^{\circ}02'20''$  West a distance of 39.32 feet to a point;
- (7) Thence North  $85^{\circ}02'20''$  West a distance of 125.68 feet to a point;
- (8) Thence North  $81^{\circ}52'15''$  West a distance of 50.15 feet to a point;

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- (9) Thence North 77°47'00" West a distance of 146.06 feet to a railroad spike set;
  - (10) Thence North 72°14'54" West a distance of 124.40 feet to a railroad spike set;
  - (11) Thence North 68°53'29" West a distance of 109.26 feet to a railroad spike set;
  - (12) Thence North 73°20'34" West a distance of 153.18 feet to a railroad spike set;
  - (13) Thence North 67°18'53" West a distance of 107.54 feet to a railroad spike set;
  - (14) Thence North 61°39'10" West a distance of 73.22 feet to a point at the northeast corner of a 26.42 acres tract as conveyed to Nellie Cherevas by Parcel One of Deed Volume 1156, Page 417 of the Muskingum County Recorder's Office, said point being located for reference North 02°06'24" West a distance of 15.00 feet from a 5/8" iron pin found capped "RLS 5410";
  - (15) Thence North 58°40'28" West a distance of 103.99 feet to a point;
  - (16) Thence North 64°34'07" West a distance of 183.84 feet to a point;
  - (17) Thence North 59°41'09" West a distance of 89.84 feet to a point, being located for reference North 89°50'18" East a distance of 9.90 feet from a 5/8" iron pin found capped "RLS 5410";
  - (18) Thence North 42°05'11" West a distance of 51.33 feet to a point;
  - (19) Thence North 36°52'50" West a distance of 56.58 feet to a point at the southwest corner of a 1.00 acre tract as conveyed to Douglas E. and Tammy I. Bragg by Deed Volume 1546, Page 232 of the Muskingum County Recorder's Office;
- Thence, leaving the road with the south line of said Bragg property, North 88°51'39" East a distance of 185.86 feet to a 5/8" iron pin found capped "Snouffer RLS 7543", passing through another "Snouffer" iron pin found at a distance of plus 11.05 feet;
- Thence, with the east line of said Bragg property, North 18°18'48" West a distance of 204.18 feet to a 5/8" iron pin found capped "Snouffer RLS 7543", passing through another "Snouffer" iron pin found at a distance of plus 114.28 feet;
- Thence, with the north line of said Bragg property, South 88°51'15" West a distance of 253.16 feet to a point in the centerline of Township Road No. 69 (Wilsonwood Road), passing through a 5/8" iron pin found capped "Snouffer RLS 7543" at a distance of plus 237.99 feet;
- Thence, with the centerline of Township Road No. 69, the following four courses:
- (1) North 30°30'41" West a distance of 190.10 feet to a point;
  - (2) Thence North 23°09'38" West a distance of 208.46 feet to a point;
  - (3) Thence North 29°19'21" West a distance of 41.28 feet to a point, being located for reference North 89°58'13" East a distance of 20.00 feet from a 5/8" iron pin found capped "RLS 5410";
  - (4) Thence North 44°33'43" West a distance of 10.06 feet to a point in the north line of the southeast quarter of Section 23;

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Thence, leaving the road with the quarter section line, North 87°15'45" East a distance of 2,019.57 feet to The Point of Beginning, passing through two iron pins set at distances of plus 31.76 feet and plus 706.19 feet, respectively;

Containing 64.118 acres, more or less, of which:

8.267 acres are all of the residue of Parcel No. 06-06-60-23-11 in the S.E. 1/4 of Section 23,  
13.862 acres are all of Parcel No. 06-06-60-23-12 in the S.E. 1/4 of Section 23,  
18.876 acres are all of Parcel No. 06-06-60-23-10 in the S.E. 1/4 of Section 23, and  
23.113 acres are all of the residue of Parcel No. 06-06-60-24-12 in the S.W. 1/4 of Section 24.

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

Subject to the right-of-way of Township Road No. 69.

Subject to the 100-Year Flood Plain restrictions, if applicable.

All iron pins set are 5/8" x 30" rebar capped and labeled "Claus 6456".

The bearings in this description are for angle calculations only and are based on the east line of the southeast quarter of Section 23 and the west line of the southwest quarter of Section 24 used as North 01°35'18" West.

A plat of the above-described survey has been submitted for file at the County Engineer's Office.

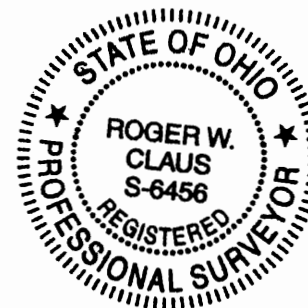
The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on an actual field survey of May 28, 2002; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Deed Volume 984, Page 125

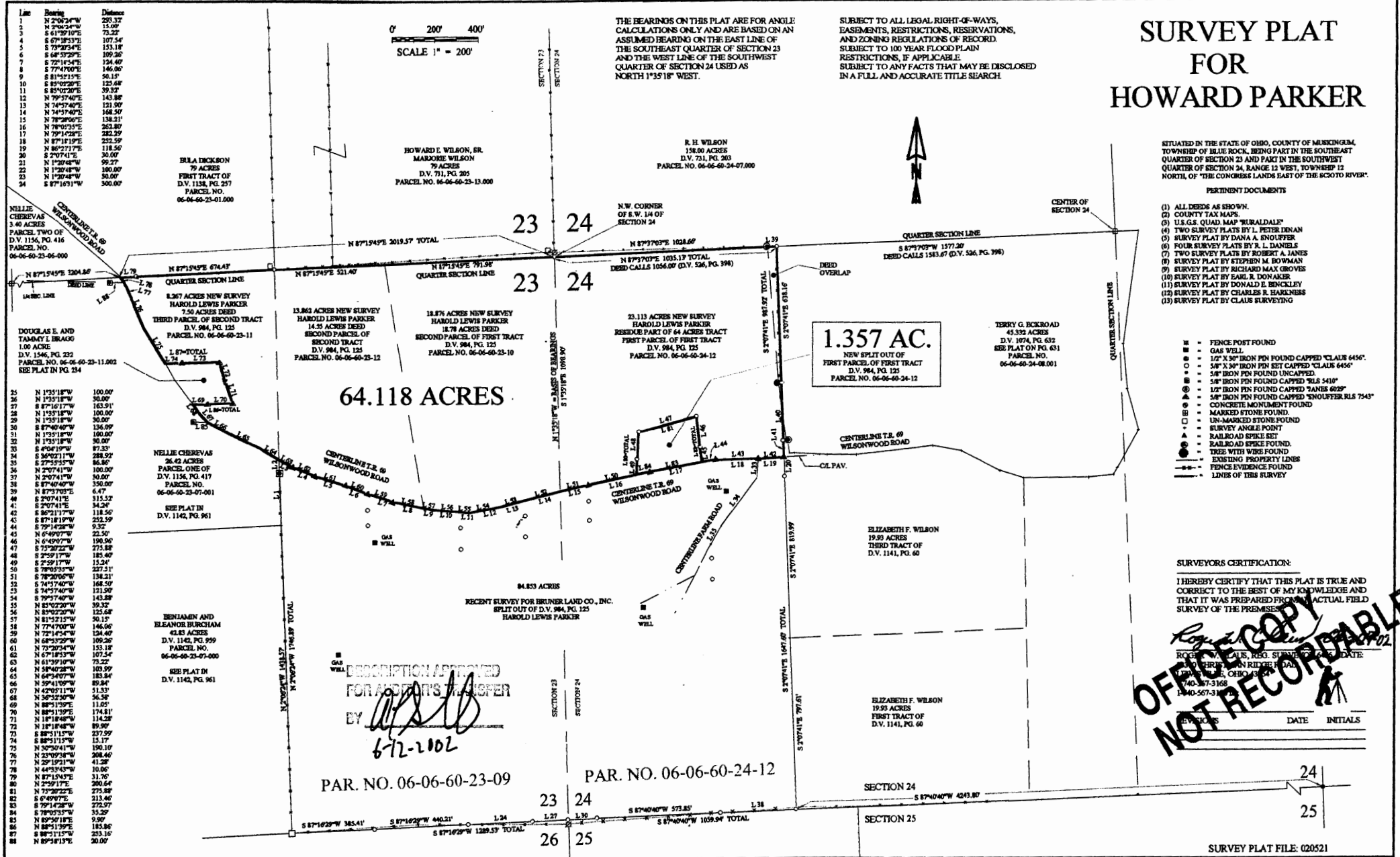
Surveyor: \_\_\_\_\_

Date: \_\_\_\_\_

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7-02



DEEDS SECTION APPROVED  
FOR ABSTRACT'S TRANSFER  
BY AS-16  
6-12-2002



# SURVEY PLAT FOR HOWARD PARKER

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM,  
TOWNSHIP OF BLUE ROCK, BEING PART IN THE SOUTHEAST  
QUARTER OF SECTION 23 AND PART IN THE SOUTHWEST  
QUARTER OF SECTION 24, RANGE 12 WEST, TOWNSHIP 12  
NORTH OF THE CONGRESSIONAL LANDS EAST OF THE SCOTO RIVER.

- PERTINENT DOCUMENTS
- (1) ALL DEEDS AS SHOWN.
  - (2) COUNTY TAX MAPS.
  - (3) U.S.G.S. QUAD MAP "RURALDALE".
  - (4) TWO SURVEY PLATS BY L. PETER DENAN.
  - (5) SURVEY PLAT BY DANA A. SNOUFFER.
  - (6) FOUR SURVEY PLATS BY R. L. DANIELS.
  - (7) TWO SURVEY PLATS BY ROBERT A. JAMES.
  - (8) SURVEY PLAT BY STEPHEN M. BOWMAN.
  - (9) SURVEY PLAT BY RICHARD MAX GROVES.
  - (10) SURVEY PLAT BY EARL R. DONAKER.
  - (11) SURVEY PLAT BY DONALD E. BENCKLEY.
  - (12) SURVEY PLAT BY CHARLES R. HARKNESS.
  - (13) SURVEY PLAT BY CLAUDE SURVEYING.

- LEGEND
- FENCE POST FOUND
  - GAS WELL
  - 1/2" X 36" IRON PIN FOUND CAPPED "CLAUDE 6456"
  - 5/8" X 36" IRON PIN SET CAPPED "CLAUDE 6456"
  - 5/8" IRON PIN FOUND UNCAPPED
  - 5/8" IRON PIN FOUND CAPPED "JES 5418"
  - 1/2" IRON PIN FOUND CAPPED "JAMES 6029"
  - 5/8" IRON PIN FOUND CAPPED "SNOUFFER RLS 7543"
  - CONCRETE MONUMENT FOUND
  - MARKED STONE FOUND
  - UN-MARKED STONE FOUND
  - SURVEY ANGLE POINT
  - RAILROAD SPIKE SET
  - RAILROAD SPIKE FOUND
  - TREE WITH WIRE FOUND
  - EXISTING PROPERTY LINES
  - FENCE EVIDENCE FOUND
  - LINES OF THIS SURVEY

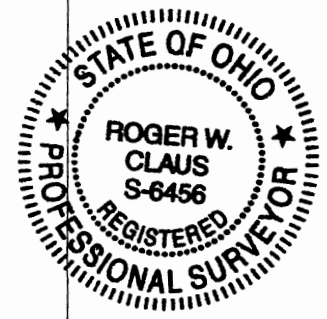
SURVEYORS CERTIFICATION:

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.

ROGER W. CLAUDE, REG. SURVEYOR, No. 6456, DATE  
APPROVED FOR RECORD BY THE COUNTY CLERK,  
MUSKINGUM COUNTY, OHIO, 1940-37-3168  
1940-567-3168

REMARKS: DATE: INITIALS:

SCALE 1 : 7207.02



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SURVEY PLAT FILE: 020521