

Parcel #
06-90-26-05-008
06-90-26-07-000
06-90-26-03-006

Description of 87.028 acres

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NOT RECORDABLE

Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, being the northwest quarter of Section 26, Range 12 West, Township 12 North, of "The Congress Lands East of The Scioto River", and being bounded and described as follows:

Beginning at a marked stone found at the northwest corner of Section 26 (Note: Reference bearing on the north line of Section 26 used as South 89°59'56" West.);

thence, from said Point of Beginning with the north line of Section 26, North 89°59'56" East a distance of 2,588.63 feet to an unmarked stone found at the northeast corner of the northwest quarter of Section 26, passing over the centerline of County Road No. 235 (Bethlehem Road) at a distance of plus 633.27 feet and passing through two iron pins set at distances of plus 603.27 feet and plus 663.27 feet, respectively;

thence, with the quarter section line, South 00°46'49" East a distance of 1,569.68 feet to an iron pin set, being located 22.00 feet to the north of the centerline of a private driveway;

thence, running with the driveway, South 89°43'00" West a distance of 759.42 feet to a point in the centerline of County Road No. 235 (Bethlehem Road), passing through an iron pin found at a distance of plus 734.42 feet;

thence, with the centerline of County Road No. 235, the following three courses:

- (1) South 09°07'04" West a distance of 124.99 feet to a point;
- (2) thence South 19°56'08" West a distance of 400.00 feet to a point;
- (3) thence South 13°50'22" West a distance of 69.50 feet to a point at the northeast corner of a 6.25 acres tract as conveyed to Doris Drake by Tract 3 of Deed Volume 1036, Page 624 of the Muskingum County Recorder's Office;

thence, leaving the road with the north line of said Drake property, South 89°11'31" West a distance of 367.62 feet to an iron pin set at the southeast corner of a 30.12 acres tract as conveyed to Ralph E. Mitchell by Deed Volume 608, Page 299 of the Muskingum County Recorder's Office, passing through an iron pin set at a distance of plus 25.00 feet;

thence, with the quarter-quarter section line and with the east line of said Mitchell property, North 00°19'45" East a distance of 976.44 feet to an iron pin found;

thence, continuing with the quarter-quarter section line, North 00°11'21" West a distance of 164.36 feet to an iron pin set, at the southeast corner of an approximate 1 acre tract (actually 0.476 acres) as conveyed to Donald Ellis by Deed Volume 423, Page 380 of the Muskingum County Recorder's Office;

thence, continuing with the quarter-quarter section line and the east line of said Ellis property, North 00°11'21" West a distance of 175.00 feet to a point in the centerline of County Road No. 235 (Bethlehem Road), passing through an iron pin set at a distance of plus 155.00 feet;

thence, with the centerline of County Road No. 235 and the north line of said Ellis property, the following three courses:

- (1) North 62°34'13" West a distance of 29.32 feet to a point;
- (2) thence North 56°16'06" West a distance of 93.32 feet to a point;
- (3) thence North 49°06'52" West a distance of 208.38 feet to a point;

thence, leaving the road with the south line of said Ellis property, South 34°47'30" East a distance of 458.72 feet to an iron pin set at the same aforementioned southeast corner of said Ellis property, passing through an iron pin set at a distance of plus 100.00 feet;

thence, returning along the same quarter-quarter section line as previously traversed, South 00°11'21" East a distance of 164.36 feet to an iron pin found at the aforementioned northeast corner of a 30.12 acres tract as conveyed to Ralph E. Mitchell by Deed Volume 608, Page 299 of the Muskingum County Recorder's Office;

thence, with the north line of said Mitchell property, South 89°59'56" West a distance of 1,305.84 feet to an iron pin set in the west line of Section 26;

thence, with the section line, North 00°29'19" West a distance of 1,169.00 feet to the Point of Beginning;

containing 87.028 acres, more or less, of which:

74.323 acres is the residue of Par. No. 06-06-~~90~~-26-03-000,
10.615 acres is all of Par. No. 06-06-~~90~~-26-06-000, and
2.090 acres is of Par. No. 06-06-~~90~~-26-05-000.

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DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY *A. L. Smith*

9-7-94

Page 3 of 3
Description of 87.028 acres

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

Subject to the right-of-way of County Road No. 235 (Bethlehem Road).

Subject to any right-of-way or driveway easement that may exist along an existing driveway which runs along the south line of the above described property. Said existing driveway runs from County Road No. 235 to the west line of a 109.77 acres tract situated in the northeast quarter of Section 26 as conveyed to C. R. Frame by Deed Volume 672, Page 319 of the Muskingum County Recorder's Office. Said right-of-way or easement is assumed to be established through the rights of adverse possession or perpetual use and is herein established as being 15.00 feet wide on the grantor's side (north side) of the centerline of said existing driveway.

Subject to the 100 year Flood Plain restrictions, if applicable.

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

All iron pins set are 1/2" x 30" rebar capped and labeled "Claus 6456".

The bearings in this description are for angle calculations only and are based on the north line of the northwest quarter of Section 27 used as an assumed bearing of North 90°00'00" West (Due West).

The above description prepared by Roger M. Claus, Registered Surveyor No. 6456, based on a new survey of August 30, 1994.

Prior Deed: Deed Volume 596, Page 183

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