

Parcel #
08-40-27-16
3321 Cannelville Rd.
DESCRIPTION OF 32.838 ACRES

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek, being all in the southwest quarter of Section 27, Range 13 West, Township 11 North, of "The Congress Lands East of The Scioto River", of which part is in The Village of Cannelville, and being bounded and described as follows:

Commencing for Reference at the northwest corner of the southwest quarter of Section 27 (Note: Reference bearing on the north line of the southwest quarter of Section 27 used as North 89°06'18" East.);

Thence, with the quarter section line, North 89°06'18" East a distance of 514.61 feet to an iron pin set at the northeast corner of a 7.52 acres tract as conveyed to Gale and Vivian Newton by Deed Volume 1109, Page 420 of the Muskingum County Recorder's Office, being **THE TRUE POINT OF BEGINNING** for this description;

Thence, from said Point of Beginning and continuing with the quarter section line, North 89°06'18" East a distance of 880.00 feet to an iron pin set at the most westerly corner of a tract of unknown ownership, passing through an un-marked stone found at a distance of plus 366.31 feet;

Thence, with the south line of said tract of unknown ownership, the following four courses:

- (1) South 60°20'43" East a distance of 200.00 feet to an iron pin set;
- (2) Thence South 76°41'42" East a distance of 119.00 feet to an iron pin set;
- (3) Thence South 83°35'42" East a distance of 406.80 feet to an iron pin set;
- (4) Thence South 69°33'42" East a distance of 142.98 feet to an iron pin set in the west line of a 2.694 acres tract as conveyed to Kurt Matthew Pletcher and Deborah Ann Pletcher by Deed Volume 1077, Page 587 of the Muskingum County Recorder's Office;
- (5) Thence, with the west line of said Pletcher tract, South 18°59'35" West a distance of 181.66 feet to a 5/8" iron pin found capped "R.L.S. 5410" at the northwest corner of a 0.40 acre tract as conveyed to Deborah Pletcher by Deed Volume 1054, Page 203 and Deed Volume 1053, Page 553 of the Muskingum County Recorder's Office, (Note: Said iron pin found being also at the northwest corner of a 10.00 feet wide access right-of-way.);

Thence, with the west line of an original 5.343 acres tract as conveyed to J. A. McGarvey by Deed Volume 174, Page 65 of the Muskingum County Recorder's Office, the following two courses:

- (1) South 48°21'50" West a distance of 460.11 feet to an iron pin set, passing through an iron pin set at a distance of plus 254.29 feet;
- (2) Thence South 17°59'57" West a distance of 582.10 feet to an iron pin set, passing through an iron pin set at a distance of plus 500.55 feet and passing over the centerline of an existing oil well driveway at a distance of plus 530.55 feet, respectively;
- (3) Thence, with the south line of said original 5.343 acres McGarvey tract, South 68°58'03" East a distance of 64.80 feet to an iron pin set in the west right-of-way line of County Road No. 7 (Cannelville Road);

Thence, with the west right-of-way line of County Road No. 7, South 27°23'29" West a distance of 215.00 feet to an iron pin set;

Thence, leaving the road, North 73°19'42" West a distance of 107.63 feet to an iron pin set;

Thence South 28°10'43" West a distance of 23.00 feet to an iron pin set at the northwest corner of a 0.25 acre tract as conveyed to Lewis Dean Rupe by Deed Volume 575, Page 586 (very poor deed description) of the Muskingum County Recorder's Office;

Thence, with the west line of said Rupe property, South 28°10'43" West a distance of 140.80 feet to an iron pin set in the east corporation line of The Village of Cannelville;

Thence, with the southwest line of said Rupe property and the east corporation line of The Village of Cannelville, South 37°05'26" East a distance of 48.10 feet to an iron pin set in the north line of a 0.506 acre tract as conveyed to Robert and Annette Barry by Deed Volume 1083, Page 30 of the Muskingum County Recorder's Office;

Thence, with the north line of said Barry property, South 70°50'58" West a distance of 224.20 feet to an iron pin set at the northeast corner of a lot conveyed to Louise McConnell Wilson by the Second Tract of Deed Volume 509, Page 841 of the Muskingum County Recorder's Office;

Thence, with the north line of said Wilson property, South 79°53'22" West a distance of 69.00 feet to an iron pin set at the northeast corner of the M. E. Church lot;

Thence, with the north line of said M. E. Church property, South 62°28'38" West a distance of 156.61 feet to a 5/8" iron pin found capped "R.L.S. 5410" at the southeast corner of a 0.82 acres tract as conveyed to J. Graham and as shown on a plat by R. L. Daniels on 10-2-96;

Thence, with the east line of said Graham property, North 18°46'46" West a distance of 237.79 feet to a 5/8" iron pin found capped "R.L.S. 5410" at the southeast corner of a 4.50 acres tract as conveyed to R. Taylor by Deed Volume 1129, Page 399 of the Muskingum County Recorder's Office, (See plat in Deed Volume 1056, Page 315 and Deed Volume 1129, Page 401);

Thence, with the southeast line of said Taylor property, North 36°29'11" East a distance of 369.60 feet to 5/8" iron pin found capped "R.L.S. 5410" at the northeast corner of the corporation limits of The Village of Cannelville;

thence, leaving the corporation line and running with the east line of said Taylor property, the following two courses:

- (1) North 19°24'16" West a distance of 63.20 feet to 5/8" iron pin found capped "R.L.S. 5410";
- (2) Thence North 12°40'36" West a distance of 371.74 feet to 5/8" iron pin found capped "R.L.S. 5410";

Thence, with the north line of said Taylor property, South 45°29'54" West a distance of 27.20 feet to an iron pin set at the northeast corner of a 10.00 feet wide strip of unknown ownership as vaguely mentioned in the Second Parcel of Deed Volume 164, Page 508 of the Muskingum County Recorder's Office;

Thence, with the east end of said 10 feet wide strip and the east line of the aforementioned Gale and Vivian Newton property, North 32°41'48" West a distance of 38.33 feet to a 5/8" iron pin found capped "R.L.S. 5410";

Thence, continuing with the east line of the aforementioned Gale and Vivian Newton property, North 32°41'48" West a distance of 956.91 feet to The Point of Beginning;

Containing 32.838 acres, more or less, of which:

3.011 acres are all of Parcel No. 08-08-36-01-01-000 in the Village of Cannelville and
29.827 acres are part of Parcel No. 08-08-40-27-16-000 in the Township of Brush Creek.

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

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

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 southeast quarter of Section 27 used as an assumed bearing of North 89°06'18" East.

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 February 23, 1998; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Deed Volume 1137, Page 626
Reference deeds: Deed Volume 693, Page 12
Deed Volume 1063, Page 280

Surveyor:

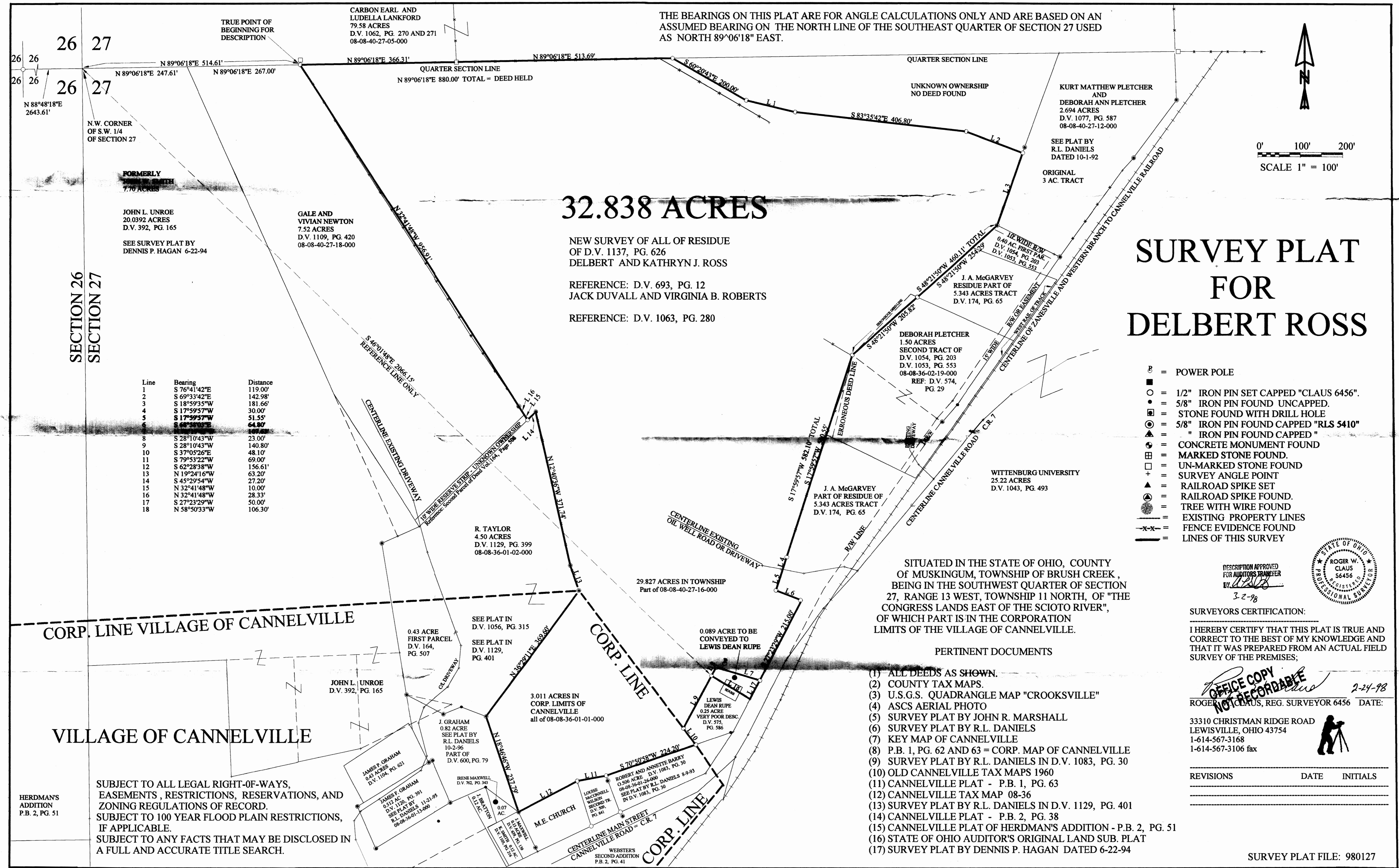
Date:

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NOT RECORDABLE**
Roger W. Claus
2-24-98



DESCRIPTION APPROVED
FOR AUDITORS TRANSFER
[Signature]
3-2-98

3321 Cannelville Rd. 08-40-27-16-00



32.838 ACRES

NEW SURVEY OF ALL OF RESIDUE
OF D.V. 1137, PG. 626
DELBERT AND KATHRYN J. ROSS

REFERENCE: D.V. 693, PG. 12
JACK DUVALL AND VIRGINIA B. ROBERTS

REFERENCE: D.V. 1063, PG. 280

SURVEY PLAT FOR DELBERT ROSS

- = POWER POLE
- = 1/2" IRON PIN SET CAPPED "CLAUS 6456".
- = 5/8" IRON PIN FOUND UNCAPPED.
- = STONE FOUND WITH DRILL HOLE
- = 5/8" IRON PIN FOUND CAPPED "RLS 5410"
- ▲ = " IRON PIN FOUND CAPPED "
- ⊕ = 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
- x-x- = FENCE EVIDENCE FOUND
- = LINES OF THIS SURVEY

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER
BY *[Signature]*
3-2-98



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;

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NOT RECORDABLE
ROGER W. CLAUS, REG. SURVEYOR 6456 DATE: 2-24-98
33310 CHRISTMAN RIDGE ROAD
LEWISVILLE, OHIO 43754
1-614-567-3168
1-614-567-3106 fax

REVISIONS	DATE	INITIALS

SITUATED IN THE STATE OF OHIO, COUNTY
OF MUSKINGUM, TOWNSHIP OF BRUSH CREEK,
BEING IN THE SOUTHWEST QUARTER OF SECTION
27, RANGE 13 WEST, TOWNSHIP 11 NORTH, OF "THE
CONGRESS LANDS EAST OF THE SCIOTO RIVER",
OF WHICH PART IS IN THE CORPORATION
LIMITS OF THE VILLAGE OF CANNELVILLE.

PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUADRANGLE MAP "CROOKSVILLE"
- (4) ASCS AERIAL PHOTO
- (5) SURVEY PLAT BY JOHN R. MARSHALL
- (6) SURVEY PLAT BY R.L. DANIELS
- (7) KEY MAP OF CANNELVILLE
- (8) P.B. 1, PG. 62 AND 63 = CORP. MAP OF CANNELVILLE
- (9) SURVEY PLAT BY R.L. DANIELS IN D.V. 1083, PG. 30
- (10) OLD CANNELVILLE TAX MAPS 1960
- (11) CANNELVILLE PLAT - P.B. 1, PG. 63
- (12) CANNELVILLE TAX MAP 08-36
- (13) SURVEY PLAT BY R.L. DANIELS IN D.V. 1129, PG. 401
- (14) CANNELVILLE PLAT - P.B. 2, PG. 38
- (15) CANNELVILLE PLAT OF HERDMAN'S ADDITION - P.B. 2, PG. 51
- (16) STATE OF OHIO AUDITOR'S ORIGINAL LAND SUB. PLAT
- (17) SURVEY PLAT BY DENNIS P. HAGAN DATED 6-22-94

SURVEY PLAT FILE: 980127

Violette V. Morgan
to
James Graham
10/2/96

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek, Township 11, Range 13, Section 27, bounded and described as follows:

Commencing at the Southwest corner of the Southwest Quarter of Section 27; thence North $03^{\circ} 11' 09''$ East 986.55 feet to a point; thence South $86^{\circ} 52' 16''$ East 611.24 feet to an iron pin; thence North $60^{\circ} 22' 20''$ East 196.00 feet to an iron pin, the place of beginning; thence North $22^{\circ} 57' 39''$ West along James Graham, Vol. 1104, Page 621, 93.63 feet to an iron pin; thence North $07^{\circ} 59' 37''$ West 76.39 feet to an iron pin found; thence along Mildred Taylor, Vol. 799, Page 116, the next three (3) courses and distances, South $60^{\circ} 31' 15''$ East 99.32 feet to an iron pin found, North $67^{\circ} 37' 44''$ East 46.55 feet to an iron pin found and South $65^{\circ} 14' 23''$ East 63.18 feet to an iron pin found; thence South $16^{\circ} 55' 58''$ East along Violette V. Morgan, Vol. 600, Page 79, 237.51 feet to an iron pin found; thence North $51^{\circ} 09' 00''$ West along James Maxwell 97.44 feet to an iron pin found; thence South $68^{\circ} 19' 28''$ West along J. Bratton 90.90 feet to an iron pin found; thence North $21^{\circ} 39' 38''$ West along James Graham, Vol. 1120, Page 391, 108.00 feet to an iron pin found; thence along James Graham South $60^{\circ} 22' 20''$ West 10.00 feet to the place of beginning, containing 0.82 acres more or less.

Except an existing access right-of-way through property to Mildred Taylor and Clifford Wickham.

Being part of Auditor's Parcel No. 08-08-36-01-000-000.

Bearings are based on the West line of the Southwest Quarter of Section 27 bearing North $03^{\circ} 11' 09''$ East.

Iron pins set are No. 5 reinforcing bars 30 inches long with plastic I. D. caps.

Reference: Volume 600, Page 79.

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY

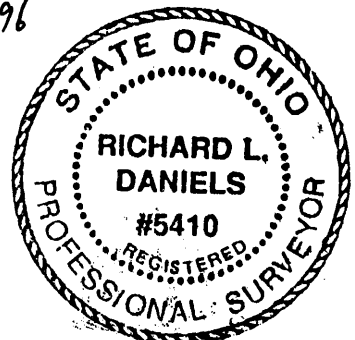
10-7-96

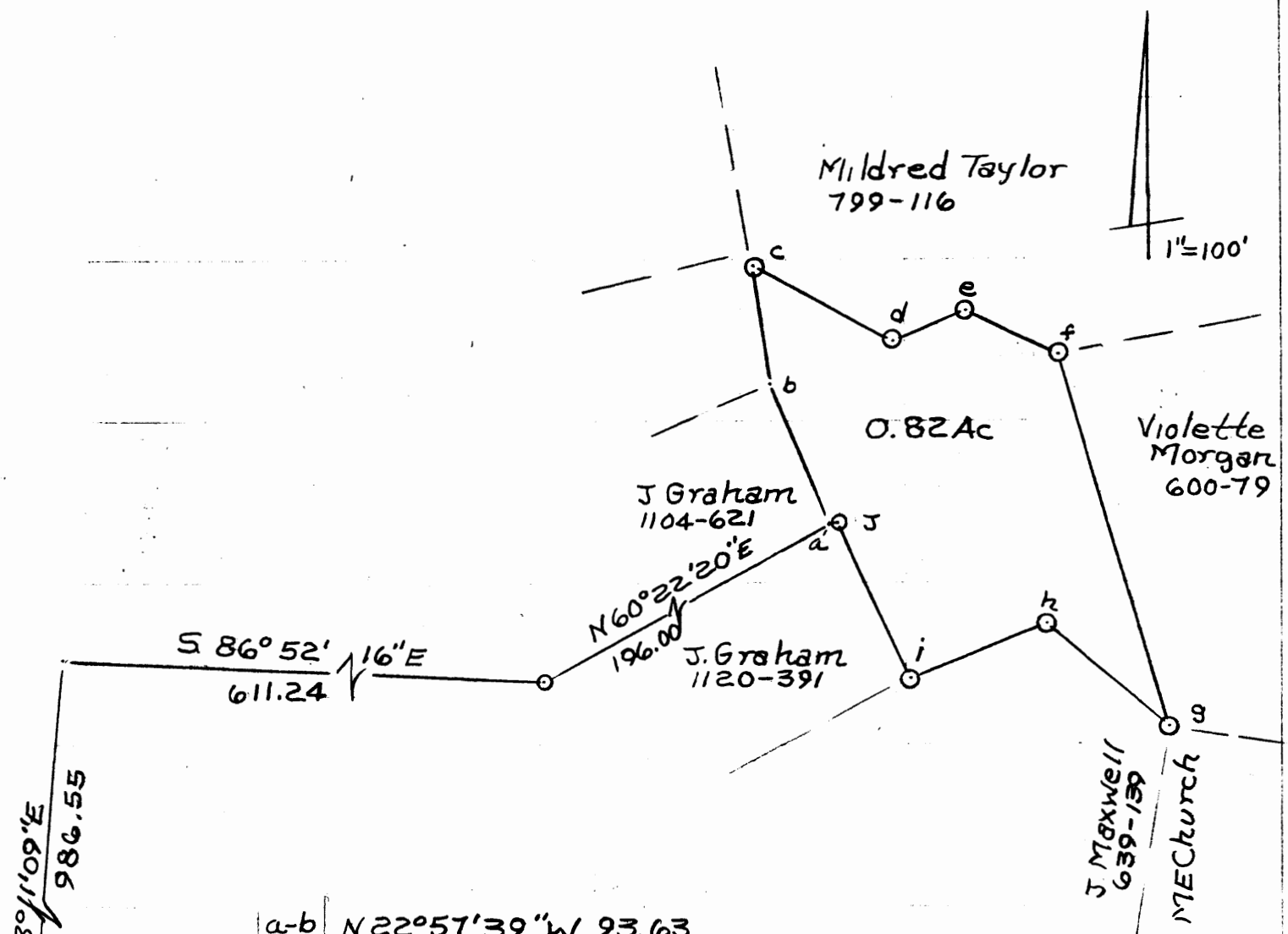
Survey & Description By

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R. L. Daniels

Registered Surveyor No. 5410





a-b	N 22° 57' 39" W	93.63
b-c	N 07° 59' 37" W	76.39
c-d	S 60° 31' 15" E	99.32
d-e	N 67° 37' 44" E	46.55
e-f	S 65° 14' 23" E	63.18
f-g	S 16° 55' 58" E	237.51
g-h	N 51° 09' 00" W	97.44
h-i	S 68° 19' 28" W	90.90
i-j	N 21° 39' 38" W	108.00
j-a	S 60° 22' 20" W	10.00

OFFICE COPY
NOT RECORDABLE

0 Iron Pin Found

RECEIVED APPROVED
FOR RECORD

10-7-96

Violetta V. Morgan
To James Graham
State Of Ohio, County Of
Muskingum, Township Of
Brush Creek, T11, R13,
Section 27, 10-2-96
RL Daniels Reg. Surveyor
5410
Part Of Parcel No.
08-08-36-01-09-000