

1069/353

## Description of 72.709 acres

OFFICE COPY  
NOT RECORDABLE

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek, being part in the northeast quarter of Section 6, Range 13 West, Township 10 North, and part in the southeast quarter of Section 26, Range 13 West, Township 11 North, of "The Congress Lands East of The Scioto River", and being bounded and described as follows:

Commencing for reference at the calculated southeast corner of Section 26 and at the northeast corner of Section 6;

thence, with the south line of Section 26 and the north line of Section 6, South  $89^{\circ}10'54''$  West a distance of 803.63 feet to an iron pin found at the southwest corner of a 0.46 acres tract as conveyed to E. Phillis by Deed Volume 943, Page 287 of the Muskingum County Recorder's Office, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning continuing with the south line of Section 26 and the north line of Section 6, South  $89^{\circ}10'54''$  West a distance of 11.00 feet to an iron pin set at the northwest corner of a 0.55 acres tract as conveyed to E. Phillis by Deed Volume 943, Page 287 of the Muskingum County Recorder's Office;

thence, with the west line of said 0.55 acres Phillis property, South  $05^{\circ}01'45''$  East a distance of 170.57 feet to a point in the centerline of Brush Creek, passing through an iron pin set at a distance of plus 140.57 feet (Note: Said point in the centerline of Brush Creek being located for reference South  $35^{\circ}06'26''$  West a distance of 17.25 feet from an iron pin found capped "R.L.S. 5410".);

thence North  $88^{\circ}59'45''$  West a distance of 99.54 feet to a point on the north edge of Brush Creek;

thence, along the north edge of Brush Creek, the following two courses:

- (1) South  $62^{\circ}39'30''$  West a distance of 119.80 feet to a point;
- (2) thence South  $45^{\circ}44'15''$  West a distance of 281.88 feet to an iron pin set at the southwest corner of a 3.75 acres tract as described in the Fourth Parcel of Deed Volume 539, Page 846 of the Muskingum County Recorder's Office;

thence, with the west line of said 3.75 acres tract, North  $20^{\circ}52'05''$  West a distance of 441.00 feet to an iron pin set in the north line of Section 6, passing through an iron pin set at a distance of plus 30.00 feet and passing over the centerline of County Road No. 7 (Cannelville Road) at a distance of plus 431.00 feet;

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thence, with the north line of Section 6 and the south line of Section 26, South  $89^{\circ}10'54''$  West a distance of 1,256.06 feet to an iron pin set at the southwest corner of the southeast quarter of Section 26, passing through three iron pins set at distances of plus 199.01 feet, plus 784.06 feet, and plus 1,234.06 feet, respectively;

thence, with the quarter section line, North  $01^{\circ}09'43''$  West a distance of 2,690.51 feet to an iron pin set at the center of Section 26, passing through an iron pin set in the south right-of-way line of the old Columbus and Eastern Railway Company at a distance of 1,594.74 feet, passing through an iron pin set in the centerline of said old railroad at a distance of plus 1,662.49 feet, and passing through an iron pin set in the north right-of-way line of said old railroad at a distance of plus 1,730.24 feet, respectively;

thence, with the diagonal line of the southeast quarter of Section 26, South  $45^{\circ}32'22''$  East a distance of 1,812.38 feet to an iron pin set at the northwest corner of a 1.96 acres tract as conveyed to F. Leroy McConnell, et. al. by Deed Volume 307, Page 344 of the Muskingum County Recorder's Office;

thence, with the west line of said McConnell property, South  $11^{\circ}34'23''$  West a distance of 489.72 feet to an iron pin set in the north right-of-way line of the aforementioned old Columbus and Eastern Railway Company and at the southwest corner of said McConnell property;

thence, with the north right-of-way line of said old railroad (an 80.00 feet wide right-of-way as conveyed and described in the First Tract of the Sixth Parcel of Deed Volume 539, Page 846), South  $63^{\circ}16'15''$  East a distance of 469.80 feet to an iron pin set in the west line of a 0.49 acres tract as conveyed to Julia Bowers by Deed Volume 838, Page 3 of the Muskingum County Recorder's Office, passing through an iron pin set at a distance of plus 229.68 feet;

thence, with the west line of said Bowers property, South  $27^{\circ}13'45''$  West a distance of 20.00 feet to a point at the southwest corner of said Bowers tract which is located in the centerline of survey of Township Road No. 1206 (Webster Street);

thence, with the centerline of survey of Township Road No. 1206 (Webster Street), the following four courses:

- (1) South  $63^{\circ}16'15''$  East a distance of 447.00 feet to a point at the southwest corner of the Mark Neff property as described in Deed Volume 858, Page 167 of the Muskingum County Recorder's Office;
- (2) thence South  $64^{\circ}30'06''$  East a distance of 102.12 feet to a point;

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(3) thence South 75°58'06" East a distance of 110.86 feet to a point;

(4) thence, continuing, South 75°58'06" East a distance of 16.89 feet to a point in the north right-of-way line of County Road No. 7 (Cannelville Road);

thence, with the north right-of-way line of County Road No. 7, South 49°06'24" West a distance of 475.76 feet to an iron pin found at the northwest corner of the aforementioned 0.46 acres tract owned by E. Phillis;

thence, with the west line of said Phillis property, South 05°47'42" East a distance of 98.79 feet to the Point of Beginning, passing over the centerline of pavement of County Road No. 7 at a distance of plus 27.00 feet;

containing 72.709 acres, more or less, of which:

69.662 acres is all the residue of Parcel No.'s  
08-08-30-26-(32<sup>34</sup> thru 42)-000 in the southeast  
quarter of Section 26 and  
3.047 acres is all the residue of Parcel No.  
08-08-65-06-09-000 in the northeast quarter of  
Section 6.

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. 7.

Subject to the 20.00 feet wide right-of-way of Township Road No. 1206.

Subject to the 100 year Flood Plain restrictions.

Subject to a reservation as described in the second paragraph of Deed Volume 539, Page 847 of the Muskingum County Recorder's Office, being copied as such: "Excepting and reserving all the coal in the Number Six vein located under the Parcels first, second, and third, and also reserving to these grantors the right to enter the said premises and remove the said coal and also the right to construct all necessary tracks, tipples, shafts, and any and all apparatus for the removal and shipment of said coal."

Subject to a reservation as described in the last paragraph of Deed Volume 539, Page 848 of the Muskingum County Recorder's Office, being copied as such: "The No. 7 vein of coal in and under Parcels 1 and 2 heretofore described has been sol to W. Eugene Hale on June 23, 1948, and recorded in Deed Book 356, Page 461, of the Muskingum County Records, reference to which is made for a particular description and the rights granted to said W. Eugene Hale in connection with the removal of coal."

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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 south line of Section 26 and the north line of Section 6 used as an assumed bearing of South  $89^{\circ}10'54''$  West.

The above description prepared by John W. Claus, Registered Surveyor No. 6456, based on a new survey of September 27, 1992.

Prior Deed: Deed Volume 539, Page 815

DESCRIPTION APPROVED  
FOR LENDER'S TRANSFER

BY J. L. Hamble  
1-04-93

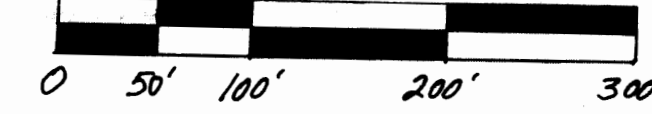
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# SURVEY PLAT

for  
Kathryn Ross

SCALE 1" = 100'



Situated in the State of Ohio, County of  
Maskingum, Township of Brush Creek, being  
part in the Northeast Quarter of Section 6,  
Township 10 North, Range 13 West and part in  
the Southeast Quarter of Section 26, Township  
11 North, Range 13 West, of the "Congress  
Lands East of the Scioto River".

- = IRON PIN SET CAPPED "CLAU'S 6456".
- = IRON PIN FOUND.
- ⊙ = IRON PIN FOUND CAPPED "RLS 5410".
- ▽ = SURVEY ANGLE POINT.
- \* = FENCE EVIDENCE FOUND.
- = PROPERTY LINES.
- = LINES OF THIS SURVEY.

LINE	BEARING	DIST.	LINE	BEARING	DIST.
A	S 63°16'15"E	469.80'	AA		
B	S 27°13'45"W	20.20'	BB		
C	S 63°16'15"E	447.00'	CC		
D	S 64°30'06"E	102.12'	DD		
E	S 75°58'06"E	110.86'	EE		
F	S 75°58'06"E	16.89'	FF		
G	S 49°06'24"W	475.76'	GG		
H	S 05°47'42"E	98.79'	HH		
I			II		
J			JJ		
K			KK		
L			LL		
M			MM		
N			NN		
O			OO		
P			PP		
Q			QQ		
R			RR		
S			SS		
T			TT		
U			UU		
V			VV		
W			WW		
X			XX		
Y			YY		
Z			ZZ		

H. Deitrick Wilson, et. al.  
80.00 Ac. V. 1056 P. 437

L. R. Cox  
V. 557 P. 661 49.34 Ac.  
.20 Ac.

72.709 Ac. Total

69.662 Ac. IN SEC. 26 = PARCEL # 08-08-30-26-(3244442)-000  
3.047 Ac. IN SEC. 6 = PARCEL # 08-08-65-06-09-000

22 Ac.  
THIRD PARCEL  
DV. 539 PG. 846

SECOND PARCEL  
OF DV. 539 PG. 846

2.1 Ac.  
FIFTH PARCEL  
DV. 539 PG. 846

Part of Original  
Columbus & Eastern R.R. Co.  
7.63 Ac. V. 88 P. 537

2nd TRACT  
45 Ac.  
D.J. AND L.H. PARMITER  
DV. 594 PG. 265

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY *[Signature]*  
1-04-93

RECEIVED  
I HEREBY CERTIFY THAT THIS PLAT IS TRUE  
AND CORRECT TO THE BEST OF MY KNOWLEDGE  
AND THAT IT WAS PREPARED FROM A  
FIELD SURVEY OF THE PROPERTY  
Sept 29 1992  
OFFICE OF THE COUNTY CLERK  
NOT RECORDED  
W. C. Cline, P.E. 6488  
2310 W. 20th  
Lima, Ohio 43754  
614 887-2100

920913