

Description of 3.187 acres

OFFICE COPY
NOT RECORDABLE

Situated in the State of Ohio, County of Muskingum, Township 10 North, 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 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 431.00 feet to a point in the centerline of County Road No. 7 (Cannelville Road), passing through three iron pins set at distances of plus 30.00 feet, plus 301.00 feet, and plus 401.00 feet, respectively;

Page 2 of 3
Description of 3.187 acres

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thence, with the centerline of County Road No. 7, the following seven courses:

- (1) North 80°22'31" East a distance of 61.36 feet to a point on the north line of Section 6 and the south line of Section 26;
- (2) thence North 85°36'34" East a distance of 91.51 feet to a point;
- (3) thence North 88°56'47" East a distance of 205.85 feet to a point;
- (4) thence North 86°12'12" East a distance of 75.76 feet to a point;
- (5) thence North 73°54'47" East a distance of 51.11 feet to a point;
- (6) thence North 58°15'57" East a distance of 41.41 feet to a point in the center of a bridge;
- (7) thence North 50°38'38" East a distance of 42.22 feet to a point in the west line of the aforementioned 0.46 acres tract owned by E. Phillis;

thence, leaving the road with the west line of said Phillis property, South 05°47'42" East a distance of 71.79 feet to the Point of Beginning, passing through an iron pin set at a distance of plus 30.00 feet;

containing 3.187 acres, more or less, of which:

- 0.147 acres are out of Parcel No. 08-08-30-26-32-000 in the southeast quarter of Section 26 and
- 3.040 acres are out 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 100 year Flood Plain restrictions.

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 County Road No. 7. 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 County Road No. 7. Containing 0.523 acres, more or less, of easement.

Page 3 of 3
Description of 3.187 acres

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°10'54" West.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of December 9, 1992.

Prior Deed: Deed Volume 1069, Page 15.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY

J L Nambh

12-09-92

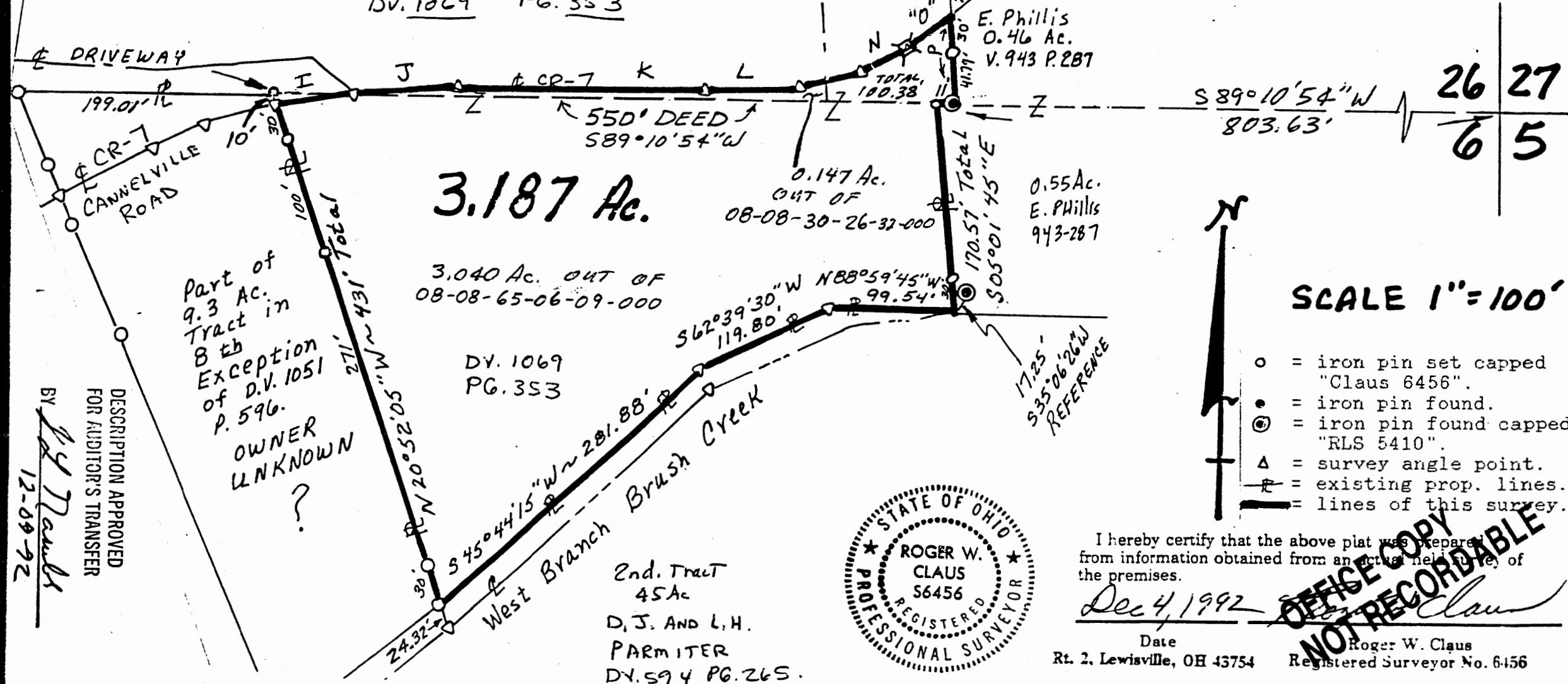
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Situated in the State of Ohio, County of Muskingum, Township of Brush Creek, being part in the northeast quarter of Section 6, Range 13 West, Township 10 North, and part in the southeast quarter of Section 26, Range 13 West, Township 11 North, of "The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

<u>LINE</u>	<u>BEARING</u>	<u>DISTANCE</u>
I	N 80°22'31" E	61.36 ft.
J	N 85°36'34" E	91.51 ft.
K	N 88°56'47" E	205.85 ft.
L	N 86°12'12" E	75.76 ft.
M	N 73°54'47" E	51.11 ft.
N	N 58°15'57" E	41.41 ft.
"O"	N 50°38'38" E	42.22 ft.
P	S 05°47'42" E	71.79 ft.

SURVEY PLAT
for
KATHRYN ROSS

72.709Ac KATHRYN ROSS P
DV. 1069 PG. 353



- o = iron pin set capped
"Claus 6456".
- = iron pin found.
- ⊙ = iron pin found capped
"RLS 5410".
- Δ = survey angle point.
- ~~—~~ = existing prop. lines.
- ~~————~~ = lines of this survey.

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

Dec 4, 1992 Date
Rt. 2, Lewisville, OH 43754

= lines of this survey
 The above plat was prepared
 and from an actual field survey of

 Roger W. Claus
 Registered Surveyor No. 6456

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