

08-65-06-13
3805 CANNEVILLE
RD

Description of Parcel 12

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NOT RECORDABLE

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

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

thence, with the north line of Section 6, South $89^{\circ}10'54''$ West a distance of 2,598.69 feet to an iron pin set, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning leaving the section line, South $01^{\circ}31'50''$ East a distance of 495.36 feet to a point in the centerline of County Road No. 7 (Canneville Road), passing through two iron pins set at distances of plus 370.36 feet and plus 470.36 feet, respectively;

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

- (1) South $82^{\circ}34'43''$ West a distance of 22.00 feet to a point on the west line of the northeast quarter of Section 6;
- (2) thence South $82^{\circ}33'13''$ West a distance of 94.00 feet to a point;
- (3) thence South $82^{\circ}08'37''$ West a distance of 247.88 feet to a point at the established southeast corner of a 3.50 acres tract as conveyed to F. Anderson by Deed Volume 567, Page 197 of the Muskingum County Recorder's Office;

thence, leaving the road with the east line of said established Anderson property as evidenced by an old fence line, North $20^{\circ}42'06''$ West a distance of 338.26 feet to an iron pin found at the southeast corner of an established 1.50 acres tract as conveyed to F. Anderson by Deed Volume 968, Page 315 of the Muskingum County Recorder's Office;

thence, with the east line of said established Anderson 1.50 acres tract as evidenced by an old fence line, North $22^{\circ}11'49''$ East a distance of 236.33 feet to an iron pin set in the north line of Section 6;

thence, with the north line of Section 6, the following two courses:

- (1) North $88^{\circ}37'25''$ East a distance of 355.74 feet to an iron pin set at the northwest corner of the northeast quarter of Section 6;

(2) thence North 89°10'54" East a distance of 22.00 feet to the
Point of Beginning;

containing 5.003 acres, more or less, of which:

0.248 acres are out of Parcel No. 08-08-65-06-05-000 in the
northeast quarter of Section 6 and

4.755 acres are out of Parcel No. 08-08-65-06-13-000 in the
northwest quarter of Section 6.

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

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

Subject to the right-of-way of County Road No. 7.

Subject to the 100 year Flood Plain restrictions.

Subject to a 30.00 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 south
end of the above described property with the south line of said
easement being the centerline of County Road No. 7. Containing 0.251
acres, more or less, of easement.

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 north line of Section 6 used as an assumed bearing of
North 89°10'54" East.

The above description prepared by Roger A. Claus, Registered Surveyor
No. 6456, based on a new survey of Parcel 12.

Prior Deed: Deed Volume _____ Page _____

Reference Deeds: Deed Volume 1051, Page 592
Deed Volume 520, Page 612

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY JJ Hamble
6-23-92

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