

## Description of Parcel 1

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek, being in the east half of the southeast quarter of Section 7, 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 an iron pin set at the southeast corner of Section 7 (Note: Reference bearing on the east line of Section 7 used as North 03°39'41" East.);

thence, with the south line of Section 7 and the north line of a 40 acres tract as conveyed to Elizabeth M. Foster by Deed Volume 1029, Page 514 of the Muskingum County Recorder's Office, North 86°12'32" West a distance of 1,134.00 feet to a point in the centerline of Township Road No. 135 (Haver Hill Road), said point being THE TRUE POINT OF BEGINNING for this description:

thence, from said Point of Beginning continuing with the south line of Section 7 and the north line of said Foster property, North 86°12'32" West a distance of 193.79 feet to an iron pin set at the southwest corner of the east half of the southeast quarter of Section 7, passing through an iron pin set at a distance of plus 30.00 feet;

thence, with the quarter-quarter section line and the east line of an 81 acres tract as conveyed to Larry McKenzie by Deed Volume 773, Page 176 of the Muskingum County Recorder's Office, North 03°46'08" East a distance of 582.60 feet to an iron pin set;

thence, leaving the quarter-quarter section line, South 86°12'32" East a distance of 431.39 feet to a point in the centerline of Township Road No. 135 (Haver Hill Road), passing through two iron pins set at distances of plus 301.39 feet and plus 401.39 feet, respectively;

thence, with the centerline of Township Road No. 135, the following nine courses:

- (1) South 11°42'19" West a distance of 25.68 feet to a point;
- (2) thence South 03°21'24" West a distance of 62.17 feet to a point at the northwest corner of a 10.94 acres tract as conveyed to Bruner Land Company by Deed Volume 1072, Page 302 of the Muskingum County Recorder's Office;
- (3) thence South 02°13'26" West a distance of 129.82 feet to a point;
- (4) thence South 06°47'23" West a distance of 77.22 feet to a point;

- (5) thence South 19°02'17" West a distance of 39.51 feet to a point;
- (6) thence South 39°33'40" West a distance of 64.77 feet to a point;
- (7) thence South 53°03'06" West a distance of 137.46 feet to a point;
- (8) thence South 44°35'02" West a distance of 73.24 feet to a point;
- (9) thence South 36°29'43" West a distance of 62.14 feet to the Point of Beginning;

containing 5.001 acres, more or less, out of Parcel No. 08-08-65-07-12-000.

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

Subject to the right-of-way of Township Road No. 135.

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

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 Township Road No. 135 (Haver Hill Road). Said easement runs in a north-south direction across the east end of the above described property with the east line of said easement being the centerline of Township Road No. 135. Containing 0.617 acres, more or less, of easement.

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

All iron pins set are 1/2" rebar with yellow caps labeled "Claus 6456".

The bearings in this description are for angle calculations only and are based on the east line of Section 7 used as an assumed bearing of North 03°39'41" East.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of April 10, 1993.

Prior Deed: Deed Volume 1065, Page 223

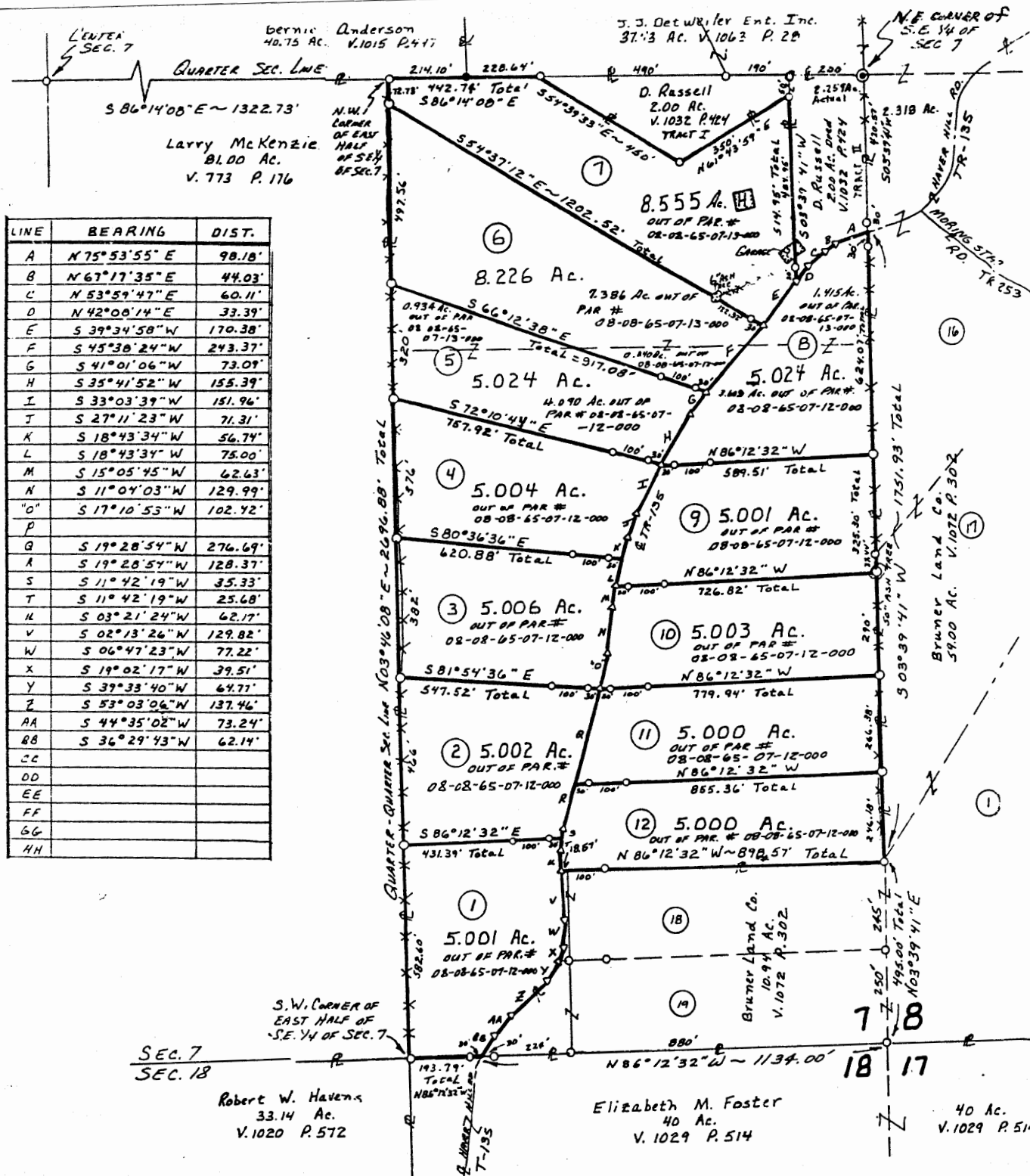
DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY

*R. W. Claus*  
5/9/93

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NOT RECORDABLE

LINE	BEARING	DIST.
A	N 75° 53' 55" E	98.18'
B	N 67° 17' 35" E	44.03'
C	N 53° 54' 47" E	60.11'
D	N 42° 08' 14" E	33.39'
E	S 39° 34' 58" W	170.38'
F	S 45° 38' 24" W	243.37'
G	S 41° 01' 06" W	73.09'
H	S 35° 41' 52" W	155.39'
I	S 33° 03' 39" W	151.96'
J	S 27° 11' 23" W	71.31'
K	S 18° 43' 34" W	56.74'
L	S 18° 43' 34" W	75.00'
M	S 15° 05' 45" W	62.63'
N	S 11° 04' 03" W	129.99'
O	S 17° 10' 53" W	102.42'
P		
Q	S 19° 28' 54" W	276.69'
R	S 19° 28' 54" W	128.37'
S	S 11° 42' 19" W	35.33'
T	S 11° 42' 19" W	25.68'
U	S 03° 21' 24" W	62.17'
V	S 02° 13' 26" W	129.82'
W	S 06° 47' 23" W	77.22'
X	S 19° 02' 17" W	39.51'
Y	S 39° 33' 40" W	64.77'
Z	S 53° 03' 06" W	137.46'
AA	S 44° 35' 02" W	73.24'
BB	S 36° 29' 43" W	62.14'
CC		
DD		
EE		
FF		
GG		
HH		



# **SURVEY PLAT** for **Kathryn Ross** REF: DV. 1065 PG. 223

**SCALE 1"=400'**  
**REDUCED PLAT**

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek, being in the Southeast Quarter of Section 7, Township 10 North, Range 13 West, of the "Congress Lands East of the Scioto River".

- = 1/2" IRON PIN SET CAPPED "CLAUS 6456".
- = 3/8" IRON PIN FOUND.
- ⊙ = SPIKE NAIL FOUND.
- ▽ = SURVEY ANGLE POINT.
- \*\* = FENCE EVIDENCE FOUND.
- = PROPERTY LINES.
- = LINES OF THIS SURVEY.

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**NOT RECORDABLE**

W. H. Claus, Surveyor

