

Description of Parcel 3

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Situated in the State of Ohio, County of Muskingum, Township of Brush Creek, being in the northeast quarter of Section 8, Range 14 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 northeast corner of Section 8 (Note: Reference bearing on the east line of Section 8 used as South 01°41'10" West.);

thence, with the north line of Section 8, North 88°33'21" West a distance of 2,620.84 feet to a concrete monument found at the northwest corner of the northeast quarter of Section 8;

thence, with the quarter section line, South 00°57'58" West a distance of 447.42 feet to a point in centerline of Township Road No. 135 (Haver Hill Road);

thence, with the centerline of Township Road No. 135, North 67°31'49" East a distance of 17.57 feet to a point, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning continuing with the centerline of Township Road No. 135, the following three courses:

- (1) North 71°02'34" East a distance of 110.80 feet to a point;
- (2) thence North 75°28'11" East a distance of 79.44 feet to a point;
- (3) thence North 78°18'30" East a distance of 93.63 feet to a point;

thence, leaving the road, South 00°57'58" West a distance of 1,683.40 feet to an iron pin set in the north line of a 39.59 acres tract as conveyed to Ronald B. Miracle by Deed Volume 986, Page 97 of the Muskingum County Recorder's Office, passing through two iron pins set at distances of plus 30.00 feet and plus 130.00 feet, respectively;

thence, with the north line of said Miracle property, North 89°02'04" West a distance of 273.87 feet to an iron pin set, being located for reference South 89°02'04" East a distance of 14.33 feet from an iron pin set in the west line of the northeast quarter of Section 8;

thence, with an existing fence line being the agreed east line of the Charles Pierce 58 acres tract as specified by the agreement in Deed Volume 1069, Page 358 of the Muskingum County Recorder's Office, the following two courses:

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- (1) North 00°43'54" East a distance of 876.00 feet to an iron pin set;
- (2) thence North 01°23'21" East a distance of 727.94 feet to the Point of Beginning, passing through an iron pin set at a distance of plus 697.94 feet;

containing 10.410 acres, more or less, out of Parcel No. 08-08-70-08-12-000.

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.

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

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. 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 Township Road No. 135. Containing 0.261 acres, more or less, of easement.

TOGETHER WITH a 40.00 feet wide right-of-way, for the purposes of ingress from Township Road No. 135. The centerline of said right-of-way being described as follows:

Commencing for reference at an iron pin set at the northeast corner of Section 8 (Note: Reference bearing on the east line of Section 8 used as South 01°41'10" West.);

thence, with the north line of Section 8, North 88°33'21" West a distance of 1,774.53 feet to a point;

thence, leaving the section line, South 01°26'39" West a distance of 289.66 feet to a point in centerline of Township Road No. 135 (Haver Hill Road), being THE TRUE POINT OF BEGINNING for this Description;

thence, from said Point of Beginning with the centerline of the 40.00 feet wide right-of-way being herein described, the following seven courses:

- (1) South 17°17'01" West a distance of 113.05 feet to a point;

- (2) thence South 47°34'24" West a distance of 29.45 feet to a point;
- (3) thence, continuing, South 47°34'24" West a distance of 84.15 feet to a point;
- (4) thence South 21°40'24" West a distance of 134.01 feet to a point;
- (5) thence South 36°37'40" West a distance of 137.40 feet to a point;
- (6) thence South 60°44'24" West a distance of 68.70 feet to a point;
- (7) thence South 77°39'52" West a distance of 261.52 feet to The Point of Ending for this right-of-way in the east line of the above described 10.410 acres tract.

Containing 0.761 acres, more or less, of right-of-way.

Subject to all of the above described 40.00 feet wide right-of-way being also reserved unto the grantor, his heirs, and/or assigns, forever, for the purposes of ingress and egress to any and all tract of land which may join said right-of-way.

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 Section 8 used as an assumed bearing of South 88°33'21" East.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of September 30, 1992.

Prior Deed: Deed Volume _____, Page _____.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J L Hambl
10-07-92

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