

Description of Parcel 13

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Situated in the State of Ohio, County of Muskingum, Township of Brush Creek, being in the northeast quarter of Section 4, Range 13 West, Township 10 North, of "The Congress Lands East of The Scioto River", and being bounded and described as follows:

Beginning at an iron pin set at the northeast corner of Section 4
(Note: Reference bearing on the north line of Section 4 used as North $88^{\circ}58'57''$ West.);

thence, from said Point of Beginning with the east line of Section 4, South $00^{\circ}10'10''$ East a distance of 1,343.45 feet to an iron pin set at the southeast corner of the northeast quarter of the northeast quarter of Section 4;

thence, with the south line of said quarter-quarter section, North $89^{\circ}29'42''$ West a distance of 1,308.08 feet to an iron pin found capped "C.L.S. 7224" at the center of the northeast quarter of Section 4, passing through two more iron pins found capped "C.L.S. 7224" at distances of plus 10.61 feet and plus 464.19 feet, respectively;

thence, with the quarter-quarter section line, South $00^{\circ}29'08''$ West a distance of 374.00 feet to an iron pin set at the northeast corner of a 33.26 acres tract as conveyed to Walter Edwards by Deed Volume 989, Page 57 of the Muskingum County Recorder's Office;

thence, with the north line of said Edwards property, the following three courses:

- (1) North $70^{\circ}21'08''$ West a distance of 528.00 feet to an iron pin set;
- (2) thence North $05^{\circ}21'15''$ West a distance of 206.25 feet to an iron pin set in the south line of the north half of the northeast quarter of Section 4;
- (3) thence, with the quarter-quarter section, North $89^{\circ}01'09''$ West a distance of 593.01 feet to an iron pin set;

thence, leaving the quarter-quarter section line, North $00^{\circ}58'50''$ East a distance of 339.73 feet to an iron pin set, passing through an iron pin set at a distance of plus 20.00 feet;

thence North $25^{\circ}20'01''$ East a distance of 130.63 feet to a railroad spike set in the centerline of Township Road No. 78 (Dozer Ridge Road);

thence, with the centerline of Dozer Ridge Road, the following five courses:

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- (1) North $61^{\circ}52'25''$ East a distance of 28.62 feet to a railroad spike set;
 - (2) thence North $46^{\circ}59'37''$ East a distance of 28.05 feet to a railroad spike set;
 - (3) thence North $34^{\circ}07'43''$ East a distance of 32.93 feet to a railroad spike set;
 - (4) thence North $21^{\circ}25'21''$ East a distance of 50.10 feet to a point at the centerline intersection with a private 30.00 feet wide right-of-way to the east;
 - (5) thence North $06^{\circ}43'40''$ East a distance of 133.70 feet to a point;
- thence, leaving the road, North $82^{\circ}09'49''$ East a distance of 1,662.39 feet to an iron pin set, passing over the centerline of two private 30.00 feet wide road right-of-ways at distances of plus 39.52 feet and plus 575.88 feet, respectively, and passing through three iron pins set at distances of plus 24.52 feet, plus 164.52 feet, and plus 575.88 feet, respectively;
- thence North $00^{\circ}10'10''$ West a distance of 400.00 feet to an iron pin set in the north line of Section 4, passing through two iron pins set at distances of plus 100.00 feet and plus 228.00 feet, respectively;
- thence, with the section line and the south line of a 76.00 acres tract as conveyed to B. Perdue, et.al. by Deed Volume 420, Page 134 of the Muskingum County Recorder's Office, South $88^{\circ}58'57''$ East a distance of 611.16 feet to the Point of Beginning;

containing 55.210 acres, more or less, being all out of Parcel No. 08-08-70-04-01-000 of which:

- 51.846 acres are in the north half of the northeast quarter of Section 4 and
- 3.364 acres are in the south half of the northeast quarter of Section 4.

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. 78.

Subject to the 100 year Flood Plain restrictions.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J L Namble
12-05-91

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Subject to a 30.00 feet wide road right-of-way being reserved unto the grantor, his heirs, and/or assigns, forever. Said right-of-way is for the purposes of ingress and egress from Township Road No. 78 to other parcels of land in the north half of the northeast quarter of Section 4. 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 4 (Note: Reference bearing on the north line of Section 4 used as North 88°58'57" West.);

thence, with a reference line, South 71°46'01" West a distance of 2,392.54 feet to a point in the west line of the above described 55.210 acres tract and in the centerline of Township Road No. 78, being THE TRUE POINT OF BEGINNING for this centerline right-of way description;

thence, from said Point of Beginning, with the centerline of said right-of-way, the following eleven courses:

- (1) North 53°12'12" East a distance of 47.14 feet to a point in the centerline intersection with another road right-of-way leading the north;
- (2) thence North 55°37'55" East a distance of 88.07 feet to a point;
- (3) thence North 68°26'42" East a distance of 60.83 feet to a point;
- (4) thence North 88°25'40" East a distance of 49.23 feet to a point;
- (5) thence South 61°22'28" East a distance of 155.52 feet to a point;
- (6) thence South 76°43'19" East a distance of 47.48 feet to a point;
- (7) thence North 86°30'02" East a distance of 52.77 feet to a point;
- (8) thence North 65°06'14" East a distance of 57.95 feet to a point;
- (9) thence North 46°17'41" East a distance of 75.39 feet to a point;
- (10) thence North 46°11'59" East a distance of 45.65 feet to a point;
- (11) thence North 09°25'04" East a distance of 87.66 feet to the True Point of Ending for this centerline right-of-way description at a point in the north line of the above described 55.210 acres tract;

Said road right-of-way being 767.69 feet in length and containing 0.529 acres, more or less.

Subject to another 30.00 feet wide road right-of-way being reserved unto the grantor, his heirs, and/or assigns, forever. Said right-of-way is for the purposes of ingress and egress from Township Road No. 78 to other parcels of land in the north half of the northeast quarter of Section 4. 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 4 (Note: Reference bearing on the north line of Section 4 used as North 88°58'57" West.);

thence, with a reference line, South 71°46'01" West a distance of 2,392.54 feet to a point in the west line of the above described 55.210 acres tract and in the centerline of Township Road No. 78;

thence, leaving the road with the centerline of the first above described road right-of-way, North 53°12'12" East a distance of 47.14 feet to a point at the centerline intersection of the two right-of-ways, said point being THE TRUE POINT OF BEGINNING for this centerline right-of-way description;

thence, from said Point of Beginning, North 08°49'31" East a distance of 111.25 feet to the True Point of Ending for this centerline right-of-way description at a point in the north line of the above described 55.210 acres tract;

Said road right-of-way being 111.25 feet in length and containing 0.077 acres, more or less.

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 Township Road No. 78. Said easement runs in a north-south direction across the west end of the above described property with the west line of said easement being the centerline of Township Road No. 78. Containing 0.188 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 4 used as an assumed bearing of South 88°58'57" East.

The above description prepared by Roger C. Claus, Licensed Surveyor No. 6456, based on a new survey of December 10, 1991.

Prior Deed: Deed Volume _____, Page _____