

## Description of 0.727 Acre

The following described parcel is a new split out of the Bruner Land Company, Inc. property as conveyed by Book 3052, Page 895 being part of Parcel No. 13-40-02-07-002 of the Muskingum County Recorder's Office.

Situated in the State of Ohio, County of Muskingum, Township of Clay, being in the northwest quarter of the southwest quarter of Section 2, Range 14 West, Township 14 North, of "The Congress Lands East of the Scioto River", and being bounded and described as follows:

**BEGINNING** at a 5/8" iron pin found uncapped at the northwest corner of the northwest quarter of the southwest quarter of Section 2 (Note: Reference bearing on the north line of the southwest quarter of Section 3 used as a grid bearing of South 86°35'46" East.);

thence, from said Point of Beginning with the north line of the southwest quarter of Section 2, South 86°35'46" East a distance of 445.41 feet to a point in the center of County Road No. 7, passing through a 5/8" iron pin set at a distance of plus 415.41 feet;

thence, with the center of County Road No. 7, the following 8 courses:

1. South 64°55'50" West a distance of 30.00 feet to a point;
2. thence South 65°12'56" West a distance of 54.04 feet to a point;
3. thence South 71°37'10" West a distance of 62.54 feet to a point;
4. thence South 76°39'32" West a distance of 68.70 feet to a point;
5. thence South 84°04'41" West a distance of 74.93 feet to a point;
6. thence North 87°31'42" West a distance of 54.14 feet to a point;
7. thence North 80°36'50" West a distance of 82.93 feet to a point;
8. thence North 74°24'07" West a distance of 38.33 feet to a point in the west line of Section 2;

thence, leaving the road and with the west line of Section 2, North 03°44'43" East a distance of 79.12 feet to the **POINT OF BEGINNING**;

containing 0.727 acre, more or less, being part of Parcel No. 13-40-02-07-002.

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 (Cannelville Road).

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