

13-40-10-11-005

PARCEL 1

2.0000 acres (87,121 sq.ft.)

Situated in the State of Ohio, County of Muskingum, Township of Clay, Township 14, Range 14, being part of the Southwest Quarter of Section 10, and being a part of lands now or formerly conveyed to Timothy and Teresa Stutes, as recorded in Deed Book 2378, Page 467 and being more formally bounded and described as follows:

Commencing at a 5/8 inch iron pin found at the intersection of the centerline of abandoned Elks Run Road and the North line of the Southwest quarter of Section 10, thence along said north line of the southwest Quarter of Section 10, North 87 degrees 31 minutes 27 seconds West, a distance of 665.69 feet to a point on the westerly line of lands now or formerly conveyed to Arthur M. Danison and Clara A. Danison, as recorded in Deed Book 1101, Page 133 and the easterly line of lands now or formerly conveyed to the Village of Roseville, as recorded in Deed Book 1017, Page 404; thence along said westerly line of Danison and said easterly line of Village of Roseville, South 31 degrees 38 minutes 42 seconds West, a distance of 190.21 feet to an iron pin found with cap "RLS#5410" at the southwest corner of said Danison, said pin also being the northwest corner of said Stutes; thence along the southerly line of said Danison and the northerly line of said Stutes, South 74 degrees 02 minutes 22 seconds East, a distance of 107.47 feet to 5/8 inch by 30 inch rebar with cap set and the Point of Beginning for the parcel herein described:

Thence continuing along said northerly and southerly lines, the following three (3) courses and distances:

1. Thence South 74 degrees 02 minutes 22 seconds East, a distance of 180.60 feet to a 5/8 inch rebar found at an angle point;
2. Thence South 68 degrees 02 minutes 01 seconds East, a distance of 80.29 feet to a 5/8 inch rebar found at an angle point;
3. Thence North 82 degrees 55 minutes 59 seconds East, a distance of 105.82 feet to the centerline of Elks Run Road;

Thence along said centerline, South 21 degrees 15 minutes 00 seconds West, a distance of 171.64 feet to an angle point therein;

Thence continuing along said centerline, South 12 degrees 04 minutes 04 seconds West, a distance of 9.02 feet to a point therein;

Thence leaving said centerline and by new lines through said lands of Stutes, the following two (2) courses and distances:

1. South 72 degrees 20 minutes 11 seconds West, passing over a 5/8 inch by 30 inch rebar with cap set at 20.00 feet, a total distance of 386.77 feet to a 5/8 inch by 30 inch rebar with cap set;
2. Thence North 12 degrees 42 minutes 03 seconds East, a distance of 361.67 feet to the Point of Beginning.

The above described parcel contains 2.0000 acres (87, 121 sq.ft.) more or less and subject to all