

13-7D-B-02-006

16281 GROSS CREEK RD

Description of Parcel No. 6

OFFICE COPY
NOT RECORDABLE

Situated in the State of Ohio, County of Muskingum, Township 14 North, of Clay, being in the east half of the northeast quarter of Section 13, Range 14 West, Township 14 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 13 (Note: Reference bearing on the east line of Section 13 used as South 01°15'17" West.);

thence, with the north line of Section 13, North 89°22'48" West a distance of 1,041.78 feet to an iron pin set, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning leaving the section line, South 02°23'32" East a distance of 1,305.37 feet to a point in the centerline of Township Road No. 134 (Goose Creek Road), passing through two iron pins set at distances of plus 1,183.70 feet and plus 1,283.70 feet, respectively;

thence, with the centerline of Township Road No. 134, South 57°35'54" West a distance of 256.20 feet to a point in the centerline intersection with Township Road No. 146 (Spring Road);

thence, with the centerline of Township Road No. 146, the following two courses:

- (1) North 45°03'21" West a distance of 42.66 feet to a point;
- (2) thence North 58°46'43" West a distance of 51.34 feet to a point in the centerline intersection with Township Road No. 132 (Rider Road);

thence, with the centerline of Township Road No. 132, North 59°22'24" West a distance of 82.84 feet to a point in the west line of the east half of the northeast quarter of Section 13;

thence, with the quarter-quarter section line, North 01°19'46" East a distance of 1,345.91 feet to an iron pin found capped "C.R. Harkness LS-6885" at the northwest corner of the east half of the northeast quarter of Section 13, passing over the centerline of Township Road No. 146 at distances of plus 118.00 feet and plus 1,007.46 feet, respectively and passing through four iron pins set at distances of plus 68.00 feet, plus 168.00 feet, plus 967.46 feet, and plus 1,047.46 feet, respectively;

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FOR AUDITOR'S TRANSFER

thence, with the north line of Section 13, South 89°22'48" East a distance of 276.00 feet to the Point of Beginning, passing over the centerline of Township Road No. 146 at a distance of plus 95.04 feet and passing through two iron pins set at distances of plus 70.04 feet and plus 115.04 feet, respectively;

containing 10.161 acres, more or less, being out of Auditor's Parcel No. 13-13-70-13-02-000.

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. 132.

Subject to the right-of-way of Township Road No. 146.

Subject to the right-of-way of Township Road No. 132.

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

Subject to a 50.00 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. 134. Said easement runs in an east-west direction across the south end of the above described property with the south line of said easement being the centerline of Township Road No. 134. Containing 0.294 acres, more or less, of easement.

Subject to another 50.00 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. 146. Said easement runs in an east-west direction across the south end of the above described property with the south line of said easement being the centerline of Township Road No. 146. Containing 0.218 acres, more or less, of easement.

Subject to another 50.00 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. 132. Said easement runs in an east-west direction across the south end of the above described property with the south line of said easement being the centerline of Township Road No. 132. Containing 0.095 acres, more or less, of easement.

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

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All iron pins set are 1/2" x 30" rebar capped and labeled "Claus 6456".

The bearings in this description are for angle calculations only and are based on the east line of Section 13 used as an assumed bearing of South 01°15'17" West.

The above description prepared by Roger V. Claus, Registered Surveyor No. 6456, based on a new survey of October 1, 1994.

Prior Deed: Deed Volume _____, Page _____.

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BY

10-25-94

John & Carol
Ashford
20 Ac.
V. 566 P. 949Lawrence Crowley
40 Ac.
V. 1034 P. 49SURVEY PLAT
for
BRUNER LAND CO.Situating in the State of Ohio, County of
MUSKINGUM, Township of CLAY,
being IN THE NORTH EAST QUARTER
OF SECTION 13, PARCEL NO.
13-13-70-13-02-000,
Range 14 West, Township 14 North, of 'The
CONGRESS LANDS EAST OF SCIOTO RIVER'.

PERTINENT DOCUMENTS

- (1) All deeds as shown.
- (2) County tax maps.
- (3) U.S.G.S. quadrangle map CROOKSVILLE.
- (4) Survey plat by R. L. DANIELS.
- (5) Survey plat by R. L. DANIELS.
- (6) Survey plat by R. L. DANIELS.
- (7)
- (8)
- (9)

Subject to all legal right-of-ways, easements, restrictions, reservations, and zoning regulations of record. Subject to 100 year Flood Plain restrictions, if applicable. Subject to any facts that may be disclosed in a full and accurate title search.

- o = 1/2" iron pin set capped "Claus 6458".
- = iron pin found uncapped.
- = iron pin found capped "C. R. HARKNESS 15-6005".
- = iron pin found capped.
- = marked stone found.
- = un-marked stone found.
- = survey angle point.
- = railroad spike set.
- = railroad spike found.
- = tree with wire found.
- = existing property lines.
- = fence evidence found.
- = lines of this survey.

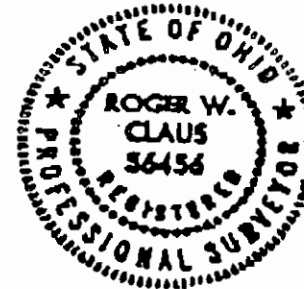
SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT IS TRUE
AND CORRECT TO THE BEST OF MY KNOWLEDGE
AND THAT IT WAS PREPARED FROM AN ACTUAL
FIELD SURVEY OF THE PREMISES.

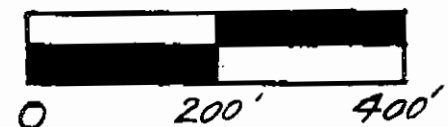
10-19-94

REVISIONS	DATE	INITIALS

CLAUSS
Roger W. Claus, P.S.
33310 TH 2065
Lewisville, Ohio 43754
(614) 567-3168



SCALE 1" = 200 FT.

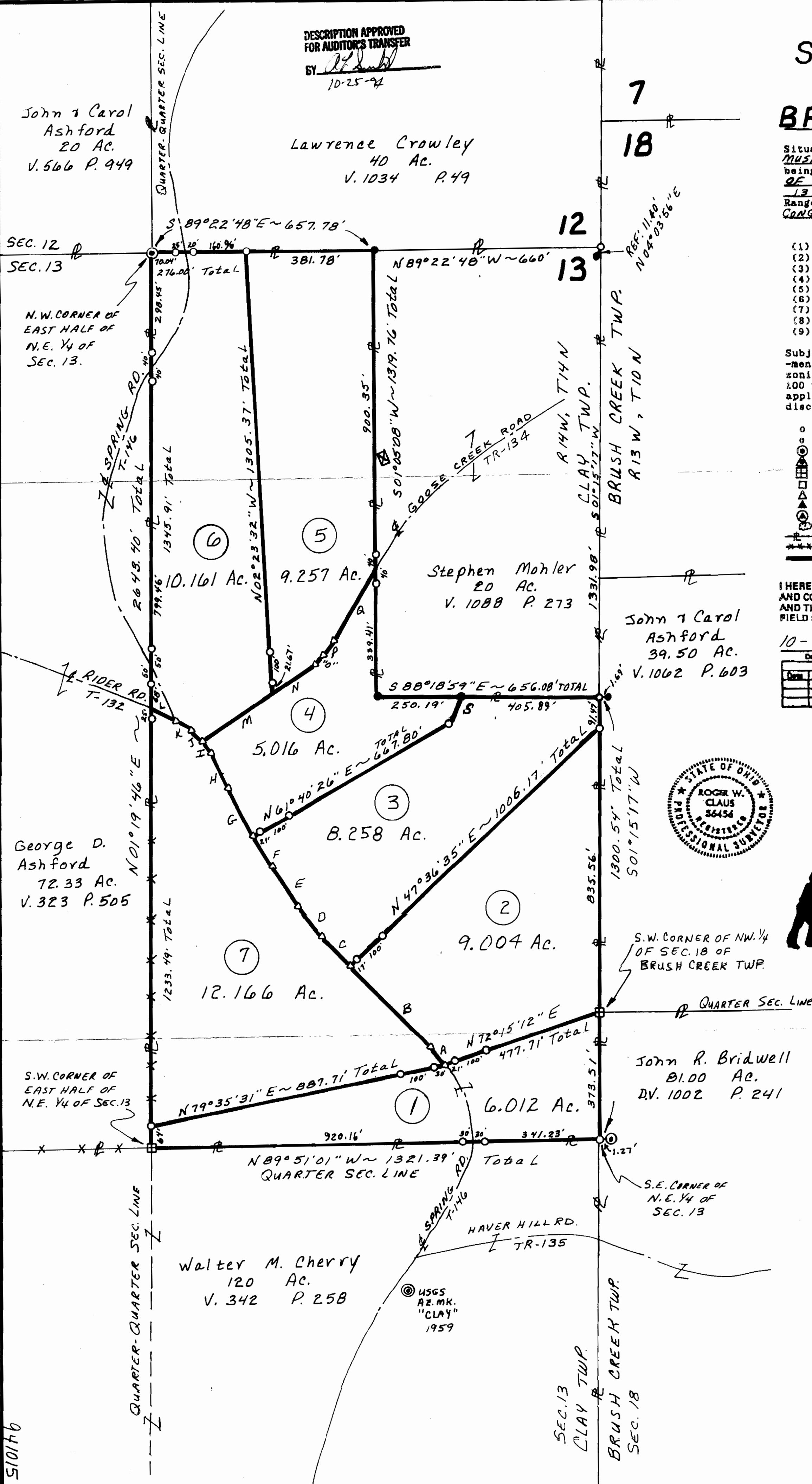


CLAUSS SURVEYING
ROGER W. CLAUS, P.S.
(614) 567-3168

33310 TH 2065
Lewisville, Ohio 43754

The bearings on
this plat are for
angle calculations
only and are based
on THE EAST LINE
OF SECTION 13
used as
S 01° 15' 17" W.

LINE	BEARING	DIST.
A	N 39° 55' 42" W	71.21'
B	N 42° 06' 20" W	334.30'
C	N 44° 05' 02" W	123.42'
D	N 38° 06' 25" W	109.01'
E	N 32° 35' 41" W	139.23'
F	N 30° 16' 50" W	111.17'
G	N 27° 51' 56" W	156.35'
H	N 23° 02' 59" W	117.24'
I	N 34° 53' 56" W	45.55'
J	N 45° 03' 21" W	42.66'
K	N 58° 46' 43" W	51.34'
L	N 59° 22' 24" W	82.84'
M	N 57° 35' 54" E	256.20'
N	N 57° 35' 54" E	150.75'
O	N 44° 14' 59" E	34.24'
P	N 36° 28' 15" E	51.73'
Q	N 30° 54' 32" E	248.27'
R		
S	N 24° 53' 22" E	85.00'
T		



510176