

Edna Hene Fitzgerald Estate
To

Being a parcel of land located in Section No.21, Town 2, Range 5, Highland Township and Section No.1, Town 1, Range 5, Union Township, Muskingum County, Ohio and bounded and described as follows:

Beginning at a corner stone found locating the Southeast Corner of the Southeast Quarter of said Section No.21;

thence from this true point of beginning South 89deg. 30min. 58sec. West 1183.67 feet along the South line of said Section No.21 to an iron pin set;

thence South 28deg. 26min. 48sec. East 1266.80 feet along the grantor's East property line to an iron pin set;

thence North 85deg. 36min. 52sec. West 262.68 feet along the grantor's South property line to a point;

thence continuing along said property line and an existing fence line North 84deg. 36min. 52sec. West 630.96 feet to an iron pin found, capped SPILKER 5862, located in the East line of a 9.064 acre tract belonging to Richard Cone (reference- Volume 1134, Page 665);

thence North 00deg. 09min. 08sec. East 297.85 feet along said 9.064 acre tract to an iron pin found, capped SPILKER 5862;

thence continuing along said tract North 34deg. 20min. 10sec. West 894.75 feet to an iron pin found, capped SPILKER 5862, locating the Northeast corner of said 9.064 acre tract;

thence North 89deg. 29min. 42sec. West 643.69 feet (passing through an iron pin found, capped SPILKER 5862, at 235.46 feet locating the Northwest corner of said 9.064 acre tract) to the Southwest corner of the Southeast Quarter of Section No.21;

thence North 00deg. 18min. 43sec. West 858.00 feet (passing through iron pins found at 453.09 feet and 688.37 feet) along the West line of the Southeast Quarter of said Section No.21 to an iron pin found locating the Northwest corner of the grantor's property;

thence North 84deg. 05min. 10sec. East 207.03 feet along the North line of the grantor's property to a point in the center of Lower Bloomfield Road;

thence North 42deg. 06min. 26sec. East 129.46 feet along said road to a point;

thence continuing along said road North 23deg. 16min. 24sec. East 15.87 feet to a point;

thence North 79deg. 35min. 41sec. East 117.00 feet (passing through an iron pin set at 40.00 feet) along the grantor's North property line to an iron pin set;

thence continuing along said property line South 50deg. 54min. 46sec. East 155.00 feet to an iron pin set;

thence South 84deg. 05min. 10sec. West 9.76 feet (passing through an iron pin found at 2.37 feet) to a point locating the Northwest corner of a 4.13 acre tract belonging to Ginger Bates (reference- Volume 1598, Page 529);

thence along the South line of said 4.13 acre tract the following four courses and distances;

1.) South 38deg. 32min. 18sec. East 188.94 feet to a point;

- 2.) South 58deg. 16min. 03sec. East 241.51 feet to a point;
- 3.) South 87deg. 31min. 00sec. East 152.50 feet to a point; and
- 4.) North 83deg. 06min. 24sec. East 137.03 feet (passing through an iron pin found at 31.05 feet) to an iron pin found locating the Southeast corner of said 4.13 acre tract;

thence South 88deg. 44min. 06sec. East 158.00 feet along the South line of a 1.32 acre tract belonging to Jeffrey Bates (reference- Volume 1598, Page 533) to an iron pin found locating the Southeast corner of said tract;

thence North 26deg. 12min. 14sec. East 408.89 feet (passing through an iron pin found at 361.76 feet) along the East line of said 1.32 acre tract to a point locating the Northeast corner;

thence North 84deg. 05min. 10sec. East 1153.93 feet along the grantor's North property line to an iron pin set in the East line of Section No.21;

thence South 00deg. 00min. 00sec. West 1127.46 feet (passing through an iron pin found, capped SCHELL 7314, at 871.06 feet) along the East line of said Section No.21 to the point of beginning and containing 73.670 acres, more or less.

Excepting a 2.517 acre tract belonging to Kenneth Baker (reference- Volume 1126, Page 757) located in said Section No.21, Town 2, Range 5, Highland Township, Muskingum County, Ohio and bounded and described as follows:

Commencing at a corner stone found locating the Southeast corner of the Southeast Quarter of said Section No.21, where the East line of said Section No.21 bears North 00deg. 00min. 00sec. East;

thence North 82deg. 13min. 23sec. West 1082.75 feet to an iron pin found locating the Southeast corner of said 2.517 acre tract for the point of beginning;

thence from this true point of beginning North 48deg. 54min. 35sec. West 427.01 feet to an iron pin found locating the Southwest corner of said tract;

thence North 34deg. 05min. 12sec. East 187.12 feet to an iron pin found locating the Northwest corner of said tract;

thence South 74deg. 03min. 29sec. East 389.68 feet to an iron pin found locating the Northeast corner of said tract;

thence South 25deg. 38min. 34sec. West 364.49 feet to the point of beginning and containing 2.517 acres, more or less.

Leaving a total of 71.153 acres to be transferred. There being 18.498 acres in Section No.1 of Union Township and 52.655 acres in Section No.21 of Highland Township.

This legal description prepared by John G. Eppley Reg. Sur. No.6410, based on a field survey in May, 2008.

Reference- Volume 1726, Page 100

Iron pins set are one half inch rebar 30 inches long with identification caps (JGE 6410).



John G. Eppley
OFFICE COPY
NOT RECORDABLE

The bearings for this survey are for angle calculations only and are based on the East line of the Southeast Quarter of Section No.21 as an assumed bearing of South 00deg. 00min. 00sec. West.

Subject to all easements, right of ways, restrictions, reservations, zoning, leases, etc. of record and those that maybe implied.

Subject to the right of way of Lower Bloomfield Road.

The above described tract is subject to 20 foot easements granted in deeds to Ginger Bates, reference Volume 1598, Page 529; Jeffery Bates, reference- Volume 1598, Page 533; and Kenneth Baker, reference- Volume 1126, Page 757.

There being 4.305 acres in parcel no.66260104000, 14.193 acres in parcel no.66260150000, and 52.655 acres in parcel no.23902116000.

DESCRIPTION

APPROVED

BY:  6/11/2008

