

23-90-21-29
2080 PETERS CREEK RD

Description of Parcel No. 17

Situated in the State of Ohio, County of Muskingum, Township of Highland, being in the northwest quarter of Section 21, Range 5 West, Township 2 North, of "The United States Military District", being part of a 123.75 acres tract as conveyed to Bruner Land Company, Inc. by Deed Volume 1130, Page 915 of the Muskingum County Recorder's Office, and being bounded and described as follows:

Commencing for reference at an iron pin found at the northwest corner of Section 21 (Note: Reference bearing on the north line of Section 21 used as South 89°29'56" East.);

thence, with the north line of Section 21, South 89°29'56" East a distance of 2,617.43 feet to an iron pin set at the northwest corner of the northeast quarter of Section 21;

thence, with the quarter section line, South 00°27'33" West a distance of 760.55 feet to a point in the centerline of Township Road No. 185 (Peters Creek Road), being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning continuing with the quarter section line, South 00°27'33" West a distance 726.42 feet to a point at the northeast corner of an original 21.07 acres tract as conveyed to Lloyd and Larry Garner by Parcel One of Deed Volume 1064, Page 162 of the Muskingum County Recorder's Office, passing through two iron pins set at distances of plus 240.00 feet and plus 340.00 feet, respectively;

thence, with the north line of said Garner Parcel One, South 50°48'02" West a distance of 547.22 feet to a point in the centerline of Township Road No. 185 (Peters Creek Road), passing through two iron pins set at distances of plus 377.22 feet and plus 477.22 feet, respectively;

thence, with the centerline of Township Road No. 185, the following eight courses:

- (1) North 25°58'11" East a distance of 264.58 feet to a point;
- (2) thence North 28°19'29" East a distance of 227.60 feet to a point;
- (3) thence North 32°29'00" East a distance of 86.25 feet to a point;
- (4) thence North 26°55'47" East a distance of 68.91 feet to a point;
- (5) thence North 22°51'38" East a distance of 138.96 feet to a point;
- (6) thence North 18°44'43" East a distance of 90.51 feet to a point;
- (7) thence North 11°23'02" East a distance of 99.58 feet to a point;
- (8) thence North 07°47'29" East a distance of 190.24 feet to The Point of Beginning;

containing 2.510 acres, more or less, out of Parcel No. 23-23-90-21-29-000.

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. 185.

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

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER
BY ALB
4-29-97

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 north line of Section 21 used as an assumed bearing of South 89°29'56" East.

A plat of the above described survey has been submitted for file at the County Engineer's Office.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of February 21, 1997; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Deed Volume 1130, Page 915

Surveyor

Date

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NOT RECORDABLE**
22-97

