

## Description of Parcel No. 1

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 west line of Section 21 and the east line of a 54.58 acres tract as conveyed to Melvin D. Pavlik by Deed Volume 835, Page 191 of the Muskingum County Recorder's Office, South 00°52'28" West a distance of 1,290.06 feet to a marked stone found at the northeast corner of a 71 acres tract as conveyed to Esther Browning by Deed Volume 699, Page 58 of the Muskingum County Recorder's Office;

thence, continuing with the west line of Section 21 and the east line of said Browning property, South 00°23'25" West a distance of 745.88 feet to a capped nail set in the southwest root of a 36" oak tree, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning leaving the section line, North 57°54'42" East a distance of 1,275.28 feet to a point in the centerline of County Road No. 65 (Lower Bloomfield Road), passing through an iron pin set at a distance of plus 1,226.64 feet;

thence, with the centerline of County Road No. 65, the following four courses:

- (1) South 35°08'50" East a distance of 68.81 feet to a point;
- (2) thence South 35°04'45" East a distance of 183.85 feet to a point;
- (3) thence South 35°17'30" East a distance of 253.58 feet to a point;
- (4) thence South 31°46'32" East a distance of 129.97 feet to a point at a corner in the north line of a 21.07 acres tract as conveyed to Lloyd and Larry Garner by Parcel Two of Deed Volume 1064, Page 162 of the Muskingum County Recorder's Office;

thence, leaving the road with the north line of said Garner property, South 40°31'00" West a distance of 349.80 feet to an iron pin set, passing through an iron pin set in a 24" locust stump at a distance of plus 15.00 feet;

thence, continuing with the north line of said Garner property and the north line of a 52.34 acres tract as conveyed to Verna Warren by Deed Volume 856, Page 228 of the Muskingum County Recorder's Office, North 88°31'16" West a distance of 1,214.38 feet to an iron pin set in the west line of Section 21;

thence, with the west line of Section 21 and the east line of the aforementioned Esther Browning property, North 00°23'25" East a distance of 81.31 feet to The Point of Beginning;

containing 14.476 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.

DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER

BY ATL

2-27-97

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Subject to the right-of-way of County Road No. 65.

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 County Road No. 65. Said easement runs in a north-south direction across the east end of the above described property with the east line of said easement being the centerline of County Road No. 65. Containing 0.730 acres, more or less, of easement.

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

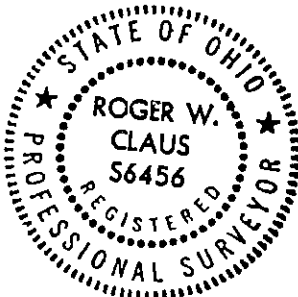
The bearings in this description are for angle calculations only and are based on the north line of Section 21 used as an assumed bearing of South 89°29'56" East.

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

*Roger W. Claus*  
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2-24-97



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