

35-0251-17-004

DEED DESCRIPTION

**45.00 ACRES**

**SAM E. TROYER and KATIE B. TROYER PROPERTY {part}**

AUDITOR'S PARCEL #35-02-51-17-000 {part}

BEING A PART OF AN ORIGINAL 81.65 ACRES +- TRACT IN THE 2<sup>nd</sup> QUARTER, TOWNSHIP 2 NORTH, RANGE 9 WEST, U.S. MILITARY LANDS, LICKING TOWNSHIP, MUSKINGUM COUNTY, OHIO [ALSO BEING A PART OF THE PROPERTY OF **SAM E. TROYER and KATIE B. TROYER** OF OFFICIAL RECORD BOOK 2820, PAGE 73 OF THE MUSKINGUM COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING, FOR REFERENCE**, AT AN EXISTING IRON PIN IN THE NORTHEAST CORNER OF LOT 20 {ALSO BEING THE NORTHWEST CORNER OF LOT 21} OF THE **VALLI-VUE HEIGHTS No. 2 SUBDIVISION** OF PLAT BOOK 14, PAGE 11;

THENCE N 1° 27' 14" W 1666.10 FEET TO AN EXISTING IRON PIN IN THE NORTHEAST CORNER OF THE PROPERTY OF **BILL W. and VALERIE BYLER** OF OFFICIAL RECORD BOOK 2461, PAGE 679;

THENCE S 88° 41' 44" W 519.75 FEET, IN THE NORTH BOUNDARY OF SAID "**BYLER**" PROPERTY, TO AN IRON PIN SET AND THE **PRINCIPAL PLACE OF BEGINNING** OF THIS, SUBJECT, "45.00 ACRES PARCEL" TO BE DESCRIBED;

THENCE S 88° 41' 44" W 1094.19 FEET, IN THE NORTH BOUNDARY OF SAID "**BYLER**" PROPERTY, TO AN EXISTING IRON PIN THE EAST BOUNDARY OF THE PROPERTY OF **JOEL S. and NANCY S. WILLIAMS** OF OFFICIAL RECORD BOOK 1899, PAGE 32;

THENCE, LEAVING SAID "**BYLER**" PROPERTY, N 0° 34' 46" W 1035.84 FEET TO AN EXISTING IRON PIN IN THE NORTHEAST CORNER OF SAID "**WILLIAMS**" PROPERTY AND THE SOUTHEAST CORNER OF THE PROPERTY OF **ANNA BELLE TURNER** OF OFFICIAL RECORD BOOK 1654, PAGE 814;

THENCE, LEAVING SAID "**WILLIAMS**" PROPERTY, N 0° 10' 53" E 257.73 FEET, IN SAID "**TURNER**" BOUNDARY, TO AN EXISTING IRON PIN IN THE SOUTHWEST CORNER OF THE PROPERTY OF **JACK E. and GLORIA L. DICKERSON** OF DEED BOOK 617, PAGE 102;

THENCE, LEAVING SAID "**TURNER**" PROPERTY, N 89° 41' 41" E 300.00 FEET TO A POINT IN THE SOUTHEAST CORNER OF SAID "**DICKERSON**" PROPERTY [SAID "POINT" BEARS S 27° 26' 33" E 0.48 FEET FROM AN EXISTING LARGE ROCK WITH A CHISELED "X"];

THENCE N 0° 18' 19" W 726.00 FEET TO A POINT IN THE NORTHEAST CORNER OF SAID "**DICKERSON**" PROPERTY [SAID "POINT" BEARS N 79° 47' 58" E 1.18 FEET FROM AN EXISTING IRON PIN];

THENCE S 89° 41' 41" W 300.00 FEET TO AN EXISTING IRON PIN IN THE NORTHWEST CORNER OF SAID "**DICKERSON**" PROPERTY AND IN THE EAST BOUNDARY OF THE AFORESAID "**TURNER**" PROPERTY;

THENCE, LEAVING SAID "**DICKERSON**" PROPERTY, N 0° 18' 19" W 240.62 FEET, IN THE EAST BOUNDARY OF SAID "**TURNER**" PROPERTY, TO A POINT IN, ASPHALT SURFACED, **COUNTY ROAD #405** [A.K.A. **O'BANNON ROAD**] MARKING THE SOUTHWEST CORNER OF THE PROPERTY OF **WILLIAM E. WILLIAMS, III and AMISTA D. WILLIAMS** OF OFFICIAL RECORD BOOK 2852, PAGE 607;

THENCE, LEAVING SAID "**TURNER**" PROPERTY AND "**COUNTY ROAD #405**", S 87° 22' 37" E 866.09 FEET TO AN EXISTING IRON PIN IN THE NORTHWEST