

40-80-27-11-001

40-80-28-01-002

13015 DRAKE MARTIN RD

Description of Parcel No. 5

Situated in the State of Ohio, County of Muskingum, Township of Meigs, being part in the northwest quarter of the northwest quarter of Section 27 and part in the northeast quarter of the northeast quarter of Section 28, Range 11 West, Township 12 North, of "The Congress Lands East of The Scioto River" and being bounded and described as follows:

Beginning at an iron pin set at the northwest corner of Section 27 and the northeast corner of Section 28 (Note: Reference bearing on the west line of Section 27 and the east line of Section 28 used as South  $03^{\circ}13'54''$  East.);

thence, from said Point of Beginning with north line of Section 27, the south line of a 0.056 acres tract as conveyed to H. J. Scott by the Third Tract of Parcel 2 of Deed Volume 313, Page 277, and the south line of a 164.064 acres tract as conveyed to Gary Davis by Deed Volume 979, Page 77 of the Muskingum County Recorder's Office, North  $88^{\circ}00'12''$  East a distance 1,324.42 feet to an iron pin set at the northeast corner of the northwest quarter of the northwest quarter of Section 27;

thence, with the quarter-quarter section line and the west line of a 30.67 acres tract as conveyed to Central Ohio Coal Company by Deed Volume 887, Page 345 of the Muskingum County Recorder's Office, South  $03^{\circ}05'08''$  East a distance of 230.00 feet to an iron pin set;

thence, leaving the quarter-quarter section line, South  $79^{\circ}40'51''$  West a distance of 1,512.85 feet to a point in the centerline of Township Road No. 219 (Drake and Martin Road), passing through three iron pins set at distances of plus 757.72 feet, plus 1,333.72 feet, and plus 1,495.85 feet, respectively;

thence, with the centerline of Township Road No. 219 and the east line of a 40.82 acres tract as conveyed to The Ohio Power Company by Deed Volume 554, Page 830 of the Muskingum County Recorder's Office, the following four courses:

- (1) North  $21^{\circ}09'04''$  West a distance of 70.48 feet to a point;
- (2) thence North  $31^{\circ}00'03''$  West a distance of 67.33 feet to a point;
- (3) thence North  $43^{\circ}25'00''$  West a distance of 65.97 feet to a point;
- (4) thence North  $52^{\circ}35'17''$  West a distance of 100.70 feet to a point;

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BY

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thence, leaving the road, North 56°41'29" East a distance of 404.22 feet to the Point of Beginning, passing through two iron pins set at distances of plus 32.00 feet and plus 132.00 feet, respectively;

containing 12.038 acres, more or less, of which:

9.924 acres are out of Parcel No. 40-40-80-27-11.000 in the northwest quarter of Section 27 and

2.114 acres are out of Parcel No. 40-40-80-28-01.000 in the northeast quarter of Section 28.

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. 219.

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. 219. Said easement runs in a north-south direction across the west end of the above described property with the west line of said easement being the centerline of Township Road No. 219. Containing 0.350 acres, more or less, of easement.

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

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 21 used as an assumed bearing of South 03°13'54" East.

The above description prepared by Roger W. Clans, Registered Surveyor No. 6456, based on a new survey of August 2, 1995.

Prior Deed: Deed Volume \_\_\_\_\_, Page \_\_\_\_\_.

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