

## Description of 87.283 acres

Situated in the State of Ohio, County of Muskingum, Township of Monroe, being part in the southeast quarter of the northeast quarter of Section 7 and part in the south half of the northwest quarter of Section 8, Range 5 West, Township 3 North, of "The United States Military District" and being bounded and described as follows:

Commencing for reference at an iron pipe previously set at the northeast corner of Section 7 and the northwest corner of Section 8 (Note: Reference bearing on the east line of Section 7 and the west line of Section 8 used as South 00°32'10" West.);

thence, with the east line of Section 7 and the west line of Section 8, South 00°32'10" West a distance of 1,316.49 feet to a point at the northeast corner of the southeast quarter of the northeast quarter of Section 7 and being the northwest corner of the south half of the northwest quarter of Section 8, said point being also THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning with the quarter-quarter section line and the south line of a 79.88 acres tract as conveyed to John R. Bosson by Deed Volume 761, Page 46 of the Muskingum County Recorder's Office, South 89°23'30" East a distance of 1,297.56 feet to a point in the centerline of County Road No. 15 (Parks Road also formerly known as New Low Grade Road), passing through an iron pipe previously set at a distance of plus 1,267.56 feet;

thence, with the centerline of County Road No. 15 (as located in July 1993) being the west line of the Karen J. Burris property as described in Deed Volume 1079, Page 579 of the Muskingum County Recorder's Office, the following nine courses:

- (1) South 10°19'28" East a distance of 103.68 feet to a point;
- (2) thence South 11°10'42" East a distance of 373.03 feet to a point;
- (3) thence South 14°05'14" East a distance of 151.45 feet to a point;
- (4) thence South 23°08'56" East a distance of 130.46 feet to a point;
- (5) thence South 31°15'51" East a distance of 63.32 feet to a point;
- (6) thence South 40°59'37" East a distance of 120.87 feet to a point;
- (7) thence South 36°35'41" East a distance of 123.40 feet to a point;

Description of 87.283 acres

(8) thence South 29°48'00" East a distance of 290.32 feet to a point;

(9) thence South 35°24'13" East a distance of 123.18 feet to a point in the south line of the northwest quarter of Section 8;

thence, with the quarter section line, the north line of a 6.8 acres tract as conveyed to Kyle Thorn by Deed Volume 1076, Page 403, and the north line of a 24.94 acres tract as conveyed to Billy W. Potter by Deed Volume 825, Page 61 of the Muskingum County Recorder's Office, North 89°25'59" West a distance of 1,890.41 feet to a marked stone found at the southwest corner of the northwest quarter of Section 8 and the southeast corner of the southeast quarter of the northeast quarter of Section 7, passing through an aluminum capped iron pin found as labeled "A.P.S. 6791-7103" at a distance of plus 25.00 feet and passing through two uncapped iron pins found at distances of plus 394.74 feet and plus 618.01 feet, respectively;

thence, continuing with the quarter section line and the north line of a 42.74 acres tract as conveyed to Ben Roadbuck, Jr. by Deed Volume 1054, Page 288 of the Muskingum County Recorder's Office, North 89°05'31" West a distance of 1,333.29 feet to an iron pin found capped "B.A. Stewart, Inc. Coshocton, Ohio" at the southwest corner of the southeast quarter of the northeast quarter of Section 7;

thence, with the quarter-quarter section line and the east line of 150.00 acres tract as conveyed to the Columbus and Southern Ohio Electric Company by Deed Volume 667, Page 107 of the Muskingum County Recorder's Office, North 00°32'44" West a distance of 1,331.45 feet to an iron pin set at the center of the northeast quarter of Section 7;

thence, with the quarter-quarter section line, the south line of 39.58 acres tract as conveyed to Linda L. Hummell by Deed Volume 1066, Page 655, and the south line of the aforementioned John R. Bosson property, South 88°54'30" East a distance of 1,358.46 feet to the Point of Beginning, passing through an iron pipe previously set at a distance of plus 1,261.43 feet;

containing 87.283 acres, more or less, of which:

41.056 acres is all of Parcel No. 42-42-20-07-02-000 in the southeast quarter of the northeast quarter of Section 7 and

46.227 acres is all of Parcel No. 42-42-20-08-06-000 in the south half of the northwest quarter of Section 8.

Subject to all legal right-of-ways, easements, restrictions, reservations, and zoning regulations of record.

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Description of 67.283 acres

Subject to the right-of-way of County Road No. 15.

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

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".

All iron pipes previously set are 1" x 30" pipe capped and labeled "Claus 6456".

The bearings in this description are for angle calculations only and are based on the east line of Section 7 and the west line of Section 8 used as an assumed bearing of South 00°32'10" West.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of July 28, 1993.

Prior Deed: Deed Volume 553, Page 107.

**OFFICE COPY  
NOT RECORDABLE**

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

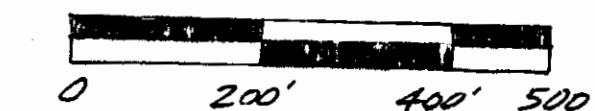
BY

*R. L. Smith*  
7-30-93

# SURVEY PLAT

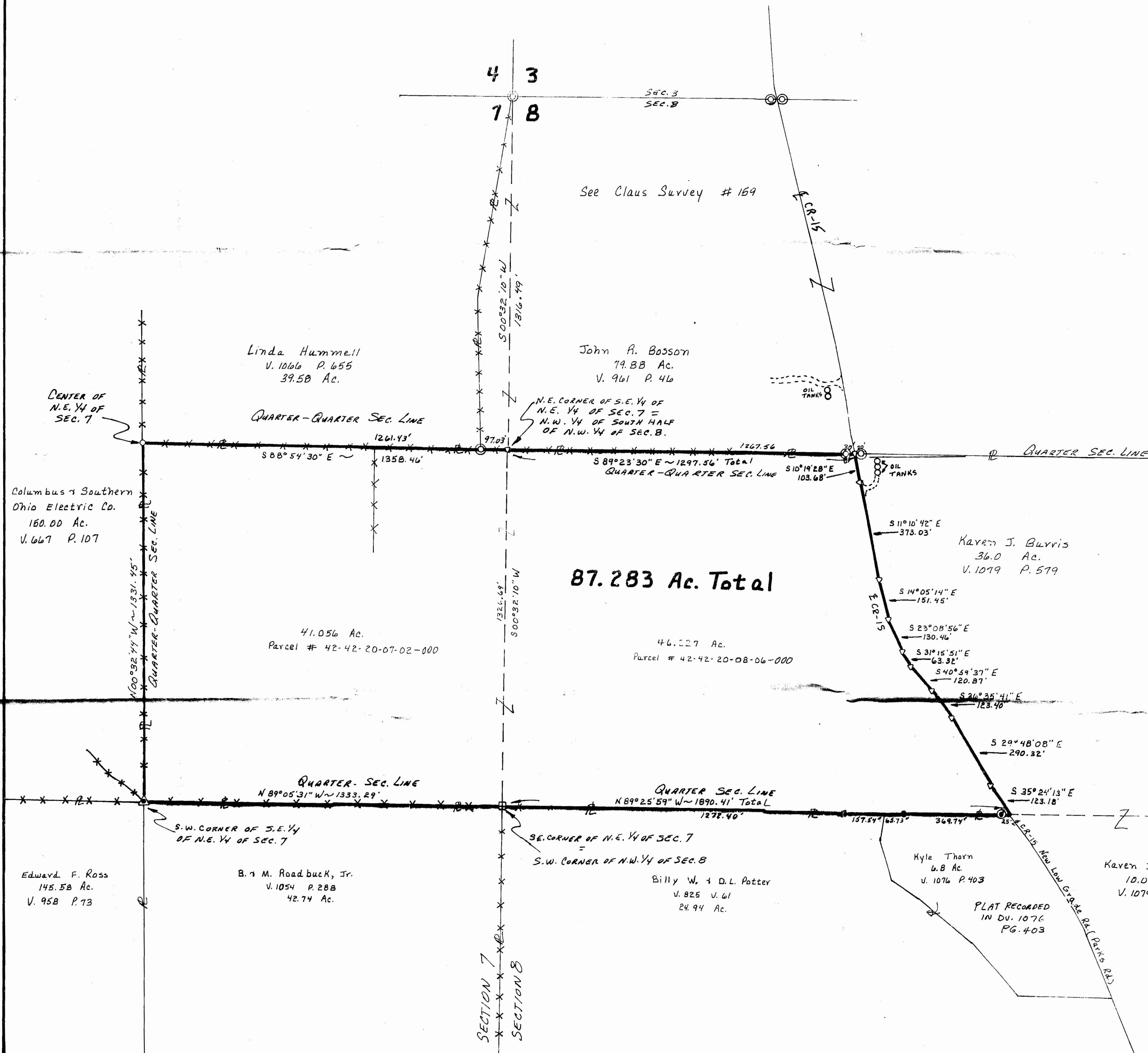
for  
Bird's Run Realty

Scale 1" = 200'



Situated in the State of Ohio, County of Muskingum, Township of Monroe, being part in the southeast quarter of the northeast quarter of Section 7 and part in the south half of the northwest quarter of Section 8, Range 5 West, Township 3 North, of "The United States Military District".

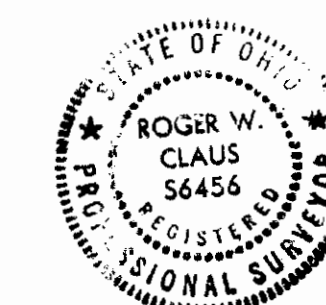
- = 1/2" IRON PIN SET CAPPED "CLAUS 6456".
- ⊙ = 1" IRON PIPE PREVIOUSLY SET CAPPED "CLAUS 6456".
- ▽ = SURVEY ANGLE POINT.
- ▲ = 3/4" IRON PIN FOUND CAPPED "G.A. Stewart, Inc. Coshocton, Ohio".
- ⊞ = MARKED STONE FOUND.
- = 5/8" IRON PIN FOUND UNCAPPED.
- ⊙ = 3/4" IRON PIN FOUND WITH ALUM. CAP - "A.P.S. 6791-7103".
- = PROPERTY LINES.
- \*\* = FENCE EVIDENCE FOUND.
- ⊙ = TREE WITH WIRE FOUND.
- = LINES OF THIS SURVEY.



87.283 Ac. Total

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY: [Signature]

7-30-93



**SURVEYOR'S CERTIFICATION**  
I HEREBY CERTIFY THAT THIS PLAT IS TRUE  
AND CORRECT TO THE BEST OF MY KNOWLEDGE  
AND BELIEF, BASED UPON AN ACTUAL  
FIELD SURVEY.

**OFFICE COPY**  
**NOT RECORDED**

July 28, 1993

Roger W. Claus  
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Louisville, Ohio 40354  
(614) 667-3188