

Situated in the State of Ohio, County of Muskingum, Township of Newton:

Being part of Southeast Quarter, of Section #15, Township #15, Range #14, of the Congress Lands East of the Scioto River, **being part of the J & G Malfe property** recorded in Deed Book Volume 607, Page 298 of said county's deed records, known as Muskingum County Auditor's **Parcel Number 47-50-15-41-000** and more particularly described as follows;

Commencing at an iron pin (found) at the intersection of the East Right of Way for Moxahala Avenue as shown on the Plat of Avondale recorded in Plat Book 4, Pages 72 and 140 of said county's plat records, and the common line for the Northeast and Southeast Quarters of said Section #15, also being on the North line of a 10 foot wide private road included in the B White property recorded in Deed Book Volume 1104, Page 445; **THENCE South 04 degrees 45 minutes 00 seconds West 10.00 feet** into said Southeast Quarter of Section #15 and crossing said 10 foot wide private road to an unmarked point on the North line of said Malfe property being the place of beginning for the property herein intended to be described;

- #1- **THENCE South 85 degrees 15 minutes 00 seconds East 189.16 feet** along the common line for said Malfe and White properties to an unmarked point;
- #2- **THENCE South 15 degrees 51 minutes 50 seconds West 241.34 feet** through said Malfe property to an iron pin (set), passing an iron pin (set) at 10.19 feet on the South line of a 10 foot wide easement created in Official Record Volume 1780, Page 240;
- #4- **THENCE North 44 degrees 01 minutes 35 seconds West 132.12 feet** continuing through said Malfe property to an iron pin (set);
- #5- **THENCE North 71 degrees 05 minutes 05 seconds West 59.48 feet** continuing through said Malfe property to an iron pin (set);
- #6- **THENCE South 88 degrees 30 minutes 20 seconds West 105.29 feet** continuing through said Malfe property to an iron pin (set);
- #7- **THENCE North 49 degrees 06 minutes 15 seconds West 18.58 feet** continuing through said Malfe property to an iron pin (set) on a common corner for said Malfe property and the S Rodgers property recorded in Deed Book Volume 1009, Page 13 and Deed Book Volume 1104, Page 445 being within being in the roadbed of Butler Road (Township Road #84);
- #8- **THENCE North 38 degrees 43 minutes 45 seconds East 163.62 feet** along the common line for said Malfe and Rodgers properties and for said Malfe property and the C Fisher property recorded in Official Record Volume 1788, Page 528, also being within said roadbed to the unmarked common corner for said Malfe and White properties;
- #9- **THENCE South 85 degrees 15 minutes 00 seconds East 42.62 feet** along the common line for said Malfe and White properties to the place of beginning, **containing 1.00 acres**, of which 0.12 acres are within the assumed 60 foot wide right of way for Butler Road and 0.05 acres are within said additional 10 foot wide easement.

SUBJECT TO AN EASEMENT GRANTED a non exclusive 10 foot wide ingress and egress easement granted along the North line of said Malfe property, running from Butler Road (Township Road #84) to the West line of the T E & D L Weaver property created in Official Record Volume 1780, Page 240.

GRANTING a 10 foot wide easement for drainage of, access to, and repair or replacement of, the existing outlet of a sewer system located on the 1.00 acre parcel as now exist running from the South line of the 1.00 acre parcel to a small stream.

The bearings within this description are based on the North line of the J & G Malfe property recorded in Deed Book 607, Page 298. Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness P.L.S.6885).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on December 6, 2004, in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe all or any easements of record, nor encroachments unless otherwise indicated.

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NOT RECORDABLE
Charles R. Harkness P.L.S. #6885

CHS
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