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John P. White & Stephen R. White
OR 2681-500
Part of: 47-50-15-42-000
+/- 5.624 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Newton, being part of the Southeast Quarter of Section 15, Township 15, Range 14, Congress Lands East of the Scioto River and being part of the lands now owned by John P. White & Stephen R. White as recorded in OR 2681-500 of the Muskingum County Recorder's Office and more particularly described as follows.

Commencing at an iron pin found at the southeast corner of Moxahala Avenue as recorded in the plat of Avondale (PB 4, Page(s) 72 & 140, thence S 31°17'06" E a distance of 972.65 feet to a 48" maple tree, the principal place of beginning;

Thence with the west line of said White's lands, N 02°23'52" E a distance of 775.56 feet to an iron pin set on the south line of an existing driveway, passing an iron pin set at 224.44 feet and iron pins found at 297.16 feet & 540.02 feet;

Thence going through said White's lands the following three (3) courses:

1. S 85°17'47" E a distance of 131.59 feet to a point;
2. S 86°24'03" E a distance of 216.92 feet to a point;
3. S 02°18'39" W a distance of 399.00 feet to an iron pin found (daniels) on the northwest corner of the lands now owned by Stephen R. & Diana White (OR 1985-86);

Thence with the common line of said White/White's lands, S 02°18'39" W a distance of 376.63 feet to an iron pin found (daniels) on the north line of the lands now owned by Avondale Farm, LLC (OR 2342-179);

Thence with the north line of said Avondale Farm, LLC's lands, N 85°58'41" W a distance of 349.67 feet to the principal place of beginning, containing a total of 6.207 acres more or less, subject to all legal highways and easements of record.

Excepting from the above-described tract of land is a 0.583 acre parcel, now owned by C & M.V. Railroad that is described as follows:

Commencing at an iron pin found at the southeast corner of Moxahala Avenue as recorded in the plat of Avondale (PB 4, Page(s) 72 & 140, thence S 31°17'06" E a distance of 972.65 feet to a 48" maple tree;

Thence with the west line of said White's lands, N 02°23'52" E a distance of 224.44 feet to an iron pin set, the principal place of beginning of said exception;

Thence with the perimeter of said C & M.V. Railroad's lands the following four (4) courses:

1. N 02°23'52" E a distance of 72.72 feet to an iron pin found;
2. S 72°14'43" E a distance of 362.14 feet to an iron pin set;
3. S 02°18'39" W a distance of 72.75 feet to an iron pin set;
4. N 72°14'43" W a distance of 362.26 feet to the principal place of beginning of said **0.583 acre** exception, leaving a total of **5.624** acres more or less, subject to all legal highways and easements of record.