

DESCRIPTION OF PARCEL NO. 1

Situated in the State of Ohio, County of Muskingum, Township of Newton, being in the southeast quarter of Section 35, Range 14 West, Township 15 North, of "The Congress Lands East of The Scioto River", and being bounded and described as follows:

Commencing for Reference at the calculated northeast corner of the southeast quarter of Section 35 (Note: Reference bearing on the east line of the southeast quarter of Section 35 used as South $00^{\circ}14'45''$ East.);

Thence, with the east line of Section 35, South $00^{\circ}14'45''$ East a deed call distance of 919.38 feet to a marked stone found at the southeast corner of an original 55.83 acres tract as conveyed to Ellen M. Milner by Official Records Volume 1571, Page 732 of the Muskingum County Recorder's Office;

Thence, with the south line of said Milner property, North $89^{\circ}56'53''$ West a distance of 328.46 feet to an iron pin set at the northwest corner of an original 7 acres tract as conveyed to John Edward Simmons and Jennie Simmons by Tract Two of Official Records Volume 1502, Page 896 of the Muskingum County Recorder's Office, being **THE TRUE POINT OF BEGINNING** for this description;

Thence, from said Point of Beginning and running with the west line of said Simmons property, South $02^{\circ}23'55''$ East a distance of 919.15 feet to a point in or near the centerline of County Road No. 86 (Swankhammer Road), passing through a marked stone found at a distance of plus 14.71 feet and passing through three iron pins set at distances of plus 390.65 feet, plus 789.15 feet, and plus 889.15 feet, respectively;

Thence, with the centerline of County Road No. 86, South $62^{\circ}17'56''$ West a distance of 158.88 feet to a point in the north line of an original 25 acres tract as conveyed to Norman W. and Jennifer S. Sagle by the Second Parcel of Official Records Volume 1139, Page 197 of the Muskingum County Recorder's Office;

Thence, with the north line of said Sagle property, North $89^{\circ}37'14''$ West a distance of 200.00 feet to an iron pin set, passing through an iron pin set at a distance of plus 30.00 feet;

Thence, leaving the Sagle property line, North $05^{\circ}53'15''$ East a distance of 996.31 feet to an iron pin set in the south line of the aforementioned Ellen M. Milner property, passing through two iron pins set at distances of plus 100.00 feet and plus 830.42 feet, respectively;

Thence, with the south line of said Milner property, South $89^{\circ}56'53''$ East a distance of 200.00 feet to The Point of Beginning;

Containing 6.070 acres, more or less, being a new split out of Parcel No. 46-47-94-35-17-000.

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

Subject to the right-of-way of County Road No. 86.

Subject to the right-of-way of Township Road No. 262, if applicable.

Subject to the 100-Year Flood Plain restrictions, if applicable.

Subject to a 50.00 feet wide easement being reserved unto the grantors (Bruner Land Company, Inc.), their heirs, and or assigns, forever. Said easement being for the purpose of running utilities to other parcels of land on or near County Road No. 86. Said easement runs in an east-west direction across the southeast end of the above-described property with the south line of said easement being the centerline of County Road No. 86. Containing 0.185 acre, more or less, of easement.

All iron pins set are 5/8" 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 the southeast quarter of Section 35 used as South 00°14'45" East.

A plat of the above-described survey has been submitted for file at the County Engineer's Office.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on an actual field survey of April 27, 2004; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Official Records _____, Page _____

Surveyor: _____

Date: _____

OFFICE COPY
NOT RECORDED
04-28



DESCRIPTION APPROVED
FOR AUDIT & TRANSFER
BY _____

5-3-2007

