

# **DESCRIPTION OF PARCEL NO. 1** **(8.678 acres)**

Situated in the State of Ohio, County of Muskingum, Township of Union, being in the south half of Fractional Section 23, Range 5 West, Township 1 North, of "The U.S. Military District", and being bounded and described as follows:

Beginning at a 5/8" iron pin found capped "Graves 5792" at the northeast corner of the southwest quarter of Fractional Section 23 (Note: Reference bearing on the north line of the southwest quarter of Fractional Section 23 used as South 87°40'52" East.);

Thence, from said Point of Beginning and running with the east line of Fractional Section 23, South 02°32'11" West a distance of 992.87 feet to a 5/8" iron pin found capped "Biedenbach PS-5718, PS-6923" at the northeast corner of a 77.336 acres tract as conveyed to Ricky L. and Roxana L. Grant by Official Records Volume 1938, Page 221 of the Muskingum County Recorder's Office, passing through an iron pin set at a distance of plus 377.40 feet;

Thence, with the north line of said Grant tract, South 89°37'54" West a distance of 648.65 feet to a point in the centerline of Township Road No. 65 (Hardesty Road), passing through a 5/8" iron pin found capped "Biedenbach PS-5718, PS-6923" at a distance of plus 631.32 feet;

Thence, with the centerline of Township Road No. 65, the following fifteen courses:

1. North 06°30'46" East a distance of 26.96 feet to a point;
2. Thence North 19°10'32" East a distance of 52.36 feet to a point;
3. Thence North 36°50'37" East a distance of 43.32 feet to a point;
4. Thence North 57°04'57" East a distance of 42.97 feet to a point;
5. Thence North 69°08'04" East a distance of 89.83 feet to a point;
6. Thence North 63°20'38" East a distance of 64.45 feet to a point;
7. Thence North 53°09'58" East a distance of 47.16 feet to a point;
8. Thence North 41°36'18" East a distance of 62.67 feet to a point;
9. Thence North 28°34'54" East a distance of 64.51 feet to a point;
10. Thence North 13°30'49" East a distance of 62.87 feet to a point;
11. Thence North 00°06'46" West a distance of 165.54 feet to a point;
12. Thence North 07°08'58" East a distance of 137.97 feet to a point;
13. Thence North 02°42'13" East a distance of 53.35 feet to a point;
14. Thence North 09°16'55" West a distance of 66.02 feet to a point;
15. Thence North 17°38'45" West a distance of 125.40 feet to a point in the centerline intersection with an old road;

Thence, with the centerline of the old road, the following three courses:

1. North 68°47'06" East a distance of 122.85 feet to a point;

2. Thence North 61°38'11" East a distance of 48.54 feet to a point;
3. Thence North 52°30'45" East a distance of 13.81 feet to a point in the north line of Fractional Section 23;

Thence, with the north line of Fractional Section 23, South 87°40'52" East a distance of 205.09 feet to the Point of Beginning, passing through an iron pin set at a distance of plus 30.00 feet;

Containing 8.678 acres, more or less, being a new split out of Auditor's Parcel No. 66-66-80-23-05-000.

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

Subject to the right-of-way of Township Road No. 65 (Hardesty Road).

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 Township Road No. 65. 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. 65. Containing 1.269 acres, 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 north line of the south half of Fractional Section 23 used as an assumed bearing of South 87°40'52" 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 June 23, 2007; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Official Records Volume \_\_\_\_\_, Page \_\_\_\_\_

Surveyor: \_\_\_\_\_

Date: \_\_\_\_\_

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NOT RECORDABLE**



**APPROVED  
MINOR LOT SPLIT ONLY  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR**

8/31/07  
Date

\$100.00  
Fee Paid

**APPROVED FOR CLOSURE**

*[Signature]*

