

DESCRIPTION OF A 0.351 ACRE TRACT OF LAND  
OWNED BY MARTHA J. ZELLAR  
WAYNE TOWNSHIP, MUSKINGUM COUNTY, OHIO

Situated in the Southwest Quarter of Section 4, Township 11, Range 13, Congress Lands East of the Scioto River, Wayne Township, County of Muskingum, State of Ohio, and being 0.351 acres of land comprised of a portion of that 2.507 acre tract of land owned by Martha J. Zellar, of record in Deed Volume 1548, Page 887, and identified as Auditors Parcel # 73-73-51-01-65-000 (all references to records being on file in the Office of the Recorder, Muskingum County, Ohio), said 0.351 acre tract being further described as follows:

The Point of Reference being a 2" diameter iron pin found at the northwest corner of Lot #10 of "COZY ACRES", of record in Plat Book 13, Page 47, Thence from said Point of Reference, South  $08^{\circ}15'00''$  West, along the westerly line of said Lot #10, a distance of 498.46 feet to a point in the westerly line of said Lot #10, being in the northerly line of a 1 acre tract of land owned by Michael J. and Marsha L. Hutchinson, of record in Deed Book 1688, Page 522, Thence North  $81^{\circ}15'00''$  West, along the northerly line of said 1 Acre tract, a distance of 100.00 feet to an iron pin set, being the northwesterly corner of said 1 acre tract, the northeasterly corner of said 2.507 acre Martha J. Zellar tract,

Thence South  $08^{\circ}15'00''$  West, along the westerly line of said 1 acre tract, being the easterly line of said 2.507 acre tract, a distance of 437.07 feet to a Mag Nail set in the centerline of Lawhead Road, passing an iron pin set at a distance of 422.07 feet;

Thence North  $81^{\circ}15'00''$  West, along the centerline of said Lawhead Road, a distance of 142.00 feet to a Mag Nail set and being the True Place of Beginning of the herein described 0.351 acre tract;

Thence North  $81^{\circ}15'00''$  West, along the centerline of said Lawhead Road, being the southerly line of said 2.507 acre tract, a distance of 102.20 feet to a Mag Nail set at the southwesterly corner of said 2.507 acre tract, being the southeasterly corner of a 1.368 acre tract of land owned by Charles E. Durant & Jeanette A. Durant of record in Deed Book 910, Page 238;

Thence North  $06^{\circ}45'22''$  East, along the easterly line of said 1.368 acre tract, being the westerly line of said 2.507 acre tract, a distance of 147.08 feet to an iron pin set;

Thence South  $81^{\circ}15'00''$  East, on a new division line through said 2.507 acre tract, a distance of 106.03 feet to an iron pin set;

Thence South  $08^{\circ}15'00''$  West, on a new division line through said 2.507 acre tract, a distance of 147.00 feet to said True Place of Beginning, and containing 0.351 acre of land.

For the purpose of this exhibit, a bearing of South  $08^{\circ}15'00''$  West was used on the westerly line of Lot 10 of Cozy Acres, of record in Plat Book 13, Page 47, on file in the Office of the Recorder, Muskingum County, Ohio.

