

LEGAL DESCRIPTION

Situated in the Township of Perry, County of Hocking, State of Ohio

And being a part of a parcel of land conveyed to Wayne A. Azbell, Jr., James E. Azbell I and Michael E. Azbell (hereinafter referred to as "Grantor") in Official Record 19, Page 948 and located in the Northeast Quarter of Section 2 and in the Northwest quarter of Section 1, Township 12, Range 19 and being more particularly described as follows:

BEGINNING at a point, said point being the Southeast corner of Section 35 (Top Tier), on the North line of Section 1, on the Grantor's Northerly property line, the Southeasterly property corner of a parcel of land conveyed to Homer Carrel in Deed Volume 127, Page 307, and the Southwesterly property corner of a parcel of land conveyed to Michael Justice in Official Record 175, Page 662;

Thence S 87° 36' 49" E along the South line of Section 36 (Top Tier), the North line of Section 1, the Grantor's Northerly property line and the Southerly property line of the aforementioned Justice parcel a distance of 327.16 feet to a point (passing an iron pin set at 302.20), said point being the Grantor's Northeasterly property corner, the Southeasterly property corner of the aforementioned Justice parcel, the Northwesterly property corner of a parcel of land conveyed to Carmen Rincones in Official Record 282, Page 749 and in the center of Jack Run Road (County Road 138);

Thence S 01° 15' 08" W along the Grantor's Easterly property line, the center of Jack Run Road and the Westerly property line of the aforementioned Rincones parcel a distance of 52.64 feet to a point, said point being the Grantor's Southeasterly property corner, the intersection of Jack Run Road with Clapper Hollow Road (Township Road 139) and the Northeasterly property corner of a parcel of land conveyed to Nancy Strickland in Deed Volume 197, Page 296;

Thence S 68° 59' 07" W along the Grantor's Southerly property line, the center of Clapper Hollow Road and the Northerly property line of the aforementioned Strickland parcel a distance of 974.26 feet to a point;

Thence leaving the Grantor's Southerly property line and the center of Clapper Hollow Road N 21° 00' 53" W through the Grantor's lands a distance of 478.97 feet (passing an iron pin set at 25.00 feet), said iron pin being on the Grantor's Northerly property line, the North line of Section 2 and on the Southerly property line of a parcel of land conveyed to Edgar M. and Donna B. Stump in Deed Volume 129, Page 388;

Thence S 87° 36' 49" E along the Grantor's Northerly property line, the North line of Section 2, the Southerly property line of the aforementioned Stump parcel and the Southerly property line of the aforementioned Carrel parcel a distance of 756.15 feet to the point of beginning, containing 6.011 Acres (4.189 acres in Section 2 and 1.822 acres in Section 1), more or less, and subject to all legal easements and rights of way of record.

All iron pins set are 5/8-inch iron pins 30" in length with plastic identification caps inscribed "CASSELL S-6378."

The bearings system for this description is based on the grid bearing of S 87° 36' 49" E within the Ohio State Plane Coordinate System, South Zone for the North line of Section 2 as determined by a GPS network of field observations performed in January, 2003.

This description was prepared on Dec. 5, 2003 by Jerry L. Cassell, Ohio Professional Surveyor No. 6378 and is based on an actual field survey of the premises in November of 2003 and existing public records.

The property address and tax parcel identification number listed herein are provided solely for informational purposes, without warranty as to accuracy or completeness.

All of Parcel No.: 13-000027.0200 (4.189 acres) and 13-000017.0000 (1.822 acres)

Property Address: 13189 Clapper Hollow Road, Rockbridge, OH 43149

Prior Deed Reference: Deed from James Azbell aka James E. Azbell, Unmarried, to David W. Azbell and Mary J. Azbell, Husband and Wife, filed April 6, 2004, as OR Book 301, Page 899 of Hocking County Records.

APPROVED FOR TRANSFER
Hocking County Engineer's Office
By: CAV Date: MAY 11, 2020