

23-60-10-21-004

ADDRESS N/A

Description of 14.637 acres

Situated in the State of Ohio, County of Muskingum, Township of Highland, being in the southwest quarter of Section 10, Range 5 West, Township 2 North, of "The United States Military District", and being bounded and described as follows:

Commencing for reference at a point in Township Road No. 434 at the southeast corner of the southwest quarter of Section 10, said point being located South $00^{\circ}32'58''$ East a distance of 11.92 feet from an iron pin set;

thence, from said Point of Reference with the south line of Section 10, North $90^{\circ}00'00''$ West (Due West) a distance of 1,317.56 feet to a point in Township Road No. 434 at the southwest corner of the southeast quarter of the southwest quarter of Section 10;

thence, leaving the section line and running with the quarter-quarter section line, North $00^{\circ}31'27''$ West a distance of 652.74 feet to an iron pin set at the grantor's southwest property corner;

thence, continuing with the quarter-quarter section line, North $00^{\circ}31'27''$ West a distance of 666.14 feet to an iron pin set at the northwest corner of the southeast quarter of the southwest quarter of Section 10, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning with the quarter section line, South $89^{\circ}59'28''$ West a distance of 359.12 feet to an iron pin set;

thence, with the grantor's west property line as evidenced by an existing fence line, the following five courses:

- (1) North $04^{\circ}49'36''$ West a distance of 196.21 feet to an iron pin set;
- (2) thence North $04^{\circ}03'00''$ West a distance of 246.07 feet to an iron pin set;
- (3) thence North $07^{\circ}35'22''$ East a distance of 175.25 feet to an iron pin set;
- (4) thence North $00^{\circ}35'48''$ West a distance of 418.63 feet to an iron pin set at the base of a 24" diameter locust tree;
- (5) thence North $00^{\circ}08'12''$ West a distance of 141.26 feet to an iron pin set;

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Description of 14.637 acres

SOUTH

thence, leaving the fence line, ~~North~~ 41°01'16" East a distance of 1,706.17 feet to a point in the centerline of State Route 209, passing through five iron pins set at distances of plus 549.65 feet, plus 759.82 feet, plus 942.16 feet, plus 1,606.69 feet, and plus 1,684.37 feet,

thence, leaving the road, North 81°23'46" West a distance of 753.74 feet to the Point of Beginning;

containing 14.637 acres, more or less, out of Parcel No. 23-23-60-10-21-000.

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

Subject to the right-of-way of State Route 209.

Subject to the 100 year Flood Plain restrictions, if applicable.

Subject to a 40.00 feet wide easement being reserved unto the grantor, his heirs, and/or assigns, forever. Said easement is for the purposes of running utilities to other parcels of land on or near State Route 209. Said easement runs in a north-south direction across the east end of the above described property with the east line of said easement being the centerline of State Route 209. Containing 0.412 acres, more or less, of easement.

Subject to any facts that may be disclosed in a full and accurate title search.

All iron pins set are 1/2" x 30" rebar capped and labeled "Claus 6456".

The bearings in this description are for angle calculations only and are based on the south line of Section 10 being used as "Due East" as per Deed Volume 657, Page 2 of the Muskingum County Recorder's Office.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of July 1, 1993.

Prior Deed: Deed Volume 657, Page 2

**OFFICE COPY
NOT RECORDABLE**

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY *R. W. Claus*
7-9-93

23-60-10-21-003
23-60-10-21-004
23-60-10-21-002

SURVEY PLAT FOR TOM & NANCY DETWEILER

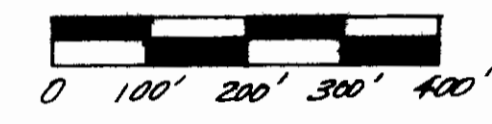
REFERENCE: DV. 801 PG. 282

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY *[Signature]*
7-9-93
14.637 ac } Tracts only
7.692 ac }

BEARINGS BASED ON
SOUTH LINE SEC. 10
BEING "DUE WEST" AS
PER DV. 657 PG. 2



SCALE 1"=200'



SITUATED IN THE STATE OF OHIO,
COUNTY OF MUKINGUM, TOWNSHIP
OF HIGHLAND, IN THE S.W. 1/4
OF SECTION 10, RANGE 5 WEST,
TWP. 2 NORTH, OF THE U.S.
MILITARY LANDS.

- W.T. = CONCRETE WATERING TROFF.
- = IRON PIN SET WITH YELLOW CAP CLAUSE
- △ = SURVEY ANGLE POINT IN ROAD.
- = IRON PIN FOUND.
- ⊙ = STATE OF OHIO RIGHT-OF-WAY MONUMENT FOUND.
- △ = CONCRETE MONUMENT FOUND.
- *** = EXISTING FENCE LINES

SURVEYOR'S CERTIFICATION

I hereby certify that this plat is true
and correct to the best of my knowledge
and that it was prepared from an actual
field survey of the premises.

Date July 1, 1993

OFFICE COPY
NOT RECORDABLE
Roger W. Claus
RR #2, Box 183A
Lewisville, Ohio 43754
(614) 567-3168

