

## Tract 2

Situated in the Northwest and Southwest Quarter of Section 23 of Township 2 North, Range 5 West of the United States Military Lands, Highland Township, Muskingum County, Ohio and being part of the property conveyed to Vincent A. Warne and Heather M. Warne by a deed recorded in Deed Book 1817, page 740 (Aud. Par. #23-80-23-07-005, part) and being further bounded and described as follows:

Beginning and a  $\frac{5}{8}$  inch rebar found at the northeast corner of the southwest quarter of Section 23;

thence South  $00^{\circ} 28' 30''$  West, along the east line of the southwest quarter of said Section 23, a distance of 1020.74 feet to a  $\frac{5}{8}$  inch rebar found;

thence South  $01^{\circ} 07' 11''$  West, continuing along the east line of the southwest quarter of said Section 23, a distance of 193.15 feet to a  $\frac{5}{8}$  inch rebar found;

thence North  $71^{\circ} 33' 45''$  West, along the north line of a tract conveyed to Michael A. Demkowicz and Erin M Demkowicz as Parcel Two and Parcel One of a deed recorded in Deed Book 2455, page 2, and along the north line of a tract conveyed to Beverly Houston by a deed recorded in Deed Book 1951, page 469 and passing a point at 254.48 feet which is 0.36 feet north of an existing  $\frac{5}{8}$  inch rebar found and passing a  $\frac{5}{8}$  inch rebar found at 393.90 feet, a total distance of 506.20 feet to a  $\frac{5}{8}$  inch rebar found;

thence the following four (4) courses through aforementioned Warne tract;

- 1) North  $24^{\circ} 44' 37''$  West, a distance of 206.00 feet to an iron pin set;
- 2) South  $84^{\circ} 18' 27''$  West, a distance of 151.85 feet to an iron pin set;
- 3) South  $57^{\circ} 34' 53''$  West, a distance of 178.98 feet to an iron pin set;
- 4) South  $39^{\circ} 09' 15''$  West, a distance of 25.50 feet to a  $\frac{5}{8}$  inch rebar found in the center of Township Road 187 (Maple Brook Road);

thence North  $43^{\circ} 04' 46''$  West, along the center of Township Road 187 (Maple Brook Road), a distance of 51.46 feet to a  $\frac{5}{8}$  inch rebar found;

thence North 55° 31' 35" West, along the center of Township Road 187 (Maple Brook Road), a distance of 36.42 feet to a  $\frac{5}{8}$  inch rebar found;

thence North 27° 12' 53" East, along the east line of a tract conveyed to Stephen M. Morgan and Stephanie A. Morgan by a deed recorded in Deed Book 2295, page 910 and passing a  $\frac{5}{8}$  inch rebar at a distance of 19.40 feet, a total distance of 521.88 feet to a  $\frac{5}{8}$  inch rebar found;

thence North 62° 51' 00" West, along the north line of said Morgan tract, a distance of 357.18 feet to a  $\frac{5}{8}$  inch rebar found;

thence North 33° 17' 00" East, along the east line of a tract conveyed to Charles W. Evans, Jr. and Dawn A. Evans by a deed recorded in Deed Book 1713, page 387, a distance of 528.56 feet to a  $\frac{5}{8}$  inch rebar found;

thence South 88° 42' 47" East along the south line of a tract conveyed to Randall L. Corder and Michele E. Corder by a deed recorded in Deed Book 1601, page 954, a distance of 751.74 feet to a  $\frac{5}{8}$  inch rebar found;

thence South 00° 10' 00" West, along the east line of the northwest quarter of said Section 23, a distance of 112.86 feet to the place of beginning.

Containing 23.1438 acres (2.0414 acres being in the northwest quarter of Section 23 and 21.1024 acres being in the southwest quarter of Section 23), subject to all legal road right of way and any valid and existing easements, restrictions, leases or other conditions of record.

The bearings used in this description are based on the bearings in the deed to Vincent A. Warne and Heather M Warne as recorded in Deed Book 1817, page 740. Pertinent documents used for this survey are all deeds and plat mentioned; tax map; and a survey plat prepared by Michael D. Nichols, Reg. Surv. #6923, for James Tignor and Ronald Hayes dated December 9, 1996. All iron pins described as set are  $\frac{5}{8}$  inch diameter, 30 inches long solid reinforcing bars with plastic identification caps.

This description was prepared by Harold W. Hitchens, Jr., Reg. Surv. # 6751, from an actual field survey made under my supervision during January of 2014.

**OFFICE COPY  
NOT RECORDABLE**  
Harold W. Hitchens, Jr., Reg. Surv. #6751  
January 14, 2014



Job #4646-10-13

DESCRIPTION  
APPROVED  
By: Harold W. Hitchens, Jr.

# Boundary Survey

for

## Vince Warne

Situated in the N.W. & S.W. Qtr. of Sec. 23, T 2N, R 5W, U.S.M.L.  
Highland Township, Muskingum County, Ohio.

Being part of the property conveyed to Vincent A. Warne and  
Heather M. Warne by a deed recorded in Deed Book 1817, pg. 740  
(Aud. Par. #23-80-23-07-005, part)

Randall L. Corder  
& Michele E. Corder  
D.B. 1601 - 954

Andrew Eddy  
& Sherry Eddy  
D.B. 2386 - 796

Charles W. Evans, Jr.  
& Dawn A. Evans  
D.B. 1713 - 387

N.W. Qtr. Sec. 23  
S.W. Qtr. Sec. 23

N.E. Qtr. Sec. 23  
S.E. Qtr. Sec. 23

N.E. Cor.  
S.W. Cor.  
Sec. 23

*OPTION  
RECORDED  
12/2/14*

### Tract 2 23.1438 Ac.

(2.0414 Ac. - N.W. Qtr. Sec. 23)  
(21.1024 Ac. - S.W. Qtr. Sec. 23)

Jill Ann Lane  
D.B. 2190 - 607

Stephen M. Morgan  
& Stephanie A. Morgan  
D.B. 2295 - 910

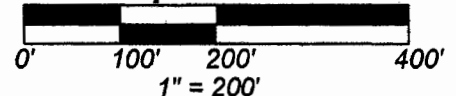
### Pertinent Documents

Pertinent documents used for  
this survey are all deeds and  
plat as shown; tax map; and a  
survey plat prepared by Michael  
D. Nichols, Reg. Surv. #6923,  
for James Tignor and Ronald  
Hayes dated December 9, 1996.

### Tract 1 2.000 Ac.

Jill Ann Lane  
D.B. 1667 - 523

### Graphic Scale



### Legend

- - Iron Pin Found, 5/8" rebar  
(unless shown otherwise)
- - Iron Pin Set, 5/8" x 30" rebar  
(with plastic identification cap)

### Bearing Reference

The bearings shown on this plat are based on the  
bearings in the deed to Vincent A. Warne and  
Heather M. Warne as recorded in D.B. 1817 - 740.

### Certification

I hereby certify this plat to be true and accurate  
based on an actual field survey made under my  
supervision during January of 2014.

**OFFICE COPY**

**NOT RECORDABLE**

Harold W. Hitchens, Jr. Registered Professional Surveyor  
January 14, 2014.

Drawn By: BRH  
JN:4646-10-13



Civil Engineers & Surveyors

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