

Tract 1

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 for a point of reference at 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 point marked by a $\frac{5}{8}$ inch rebar found, **said point being the true place of beginning of this tract;**

thence South $47^{\circ} 34' 15''$ West, along the west line of said Houston tract and passing a $\frac{5}{8}$ inch rebar at a distance of 259.23 feet, a total distance of 277.90 feet to a $\frac{5}{8}$ inch rebar found;

thence North $38^{\circ} 34' 03''$ West, along the center of Township Road 187 (Maple Brook Road), a distance of 100.00 feet to a $\frac{5}{8}$ inch rebar found;

thence North $39^{\circ} 36' 30''$ West, continuing along the center of Township Road 187 (Maple Brook Road), a distance of 214.96 feet to a $\frac{5}{8}$ inch rebar found:

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

- 1) North 39° 09' 15" East, a distance of 25.50 feet to a 5/8 inch rebar found;
- 2) North 57° 34' 53" East, a distance of 178.98 feet to an iron pin set;
- 3) North 84° 18' 27" East, a distance of 151.85 feet to an iron pin set;
- 4) South 24° 44' 37" East, a distance of 206.00 feet to the place of beginning.

Containing 2.000 acres, 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 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. #6751
January 14, 2014

Job #4646-10-13

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

1/24/14
Date

Fee Paid



DESCRIPTION
APPROVED

By: [Signature]

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

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

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

Date

Fee Paid

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

Approved For Transfer
On-Lot Sewage O.K.
Date 1/23/14

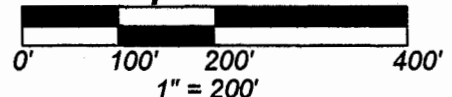
Zanesville-Muskingum Co.
Health Department

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.

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.

DESCRIPTION APPROVED

By: *[Signature]*

OFFICE COPY
NOT RECORDABLE

Harold W. Hitchens, Jr.
January 14, 2014.

Drawn By: BRH
JN:4646-10-13



Civil Engineers & Surveyors

234 South 3rd
Coshocton, Ohio 43812
Phone (740) 622-1808
Fax (740) 622-1766



C/L T.R. 187
(Maple Brook Road)

Beverly Huston
D.B. 1951 - 469

Michael A. Demkowicz
& Erin M. Demkowicz
D.B. 2455 - 2
Parcel One

Parcel Two



N