

Situated in the Northwest Quarter of Fractional Section 5, in the 2nd Quarter of Township 16 North, Range 14 West of The Congress Lands East of the Scioto River, Springfield Township, Muskingum County, Ohio [and being all of the property conveyed to Ralph E. Sletzer as Parcel One (Aud. Par. #62-04-01-03-000, all) of a deed recorded in Official Record Book 2237, page 466] and being further bounded and described as follows:

Beginning for a point of reference at a $\frac{5}{8}$ inch rebar found at a point 191.60 feet right of Interstate 70 centerline station 1107+18.30 as shown on the plat titled "Location Plan MUS-70-5.70 Muskingum County" as recorded in Plat Book 11, page 47 and 48;

thence South 02° 44' 16" West, along the east line of the aforementioned Northwest Quarter of Fractional Section 5, a distance of 239.94 feet to an iron pin set;

thence continuing South 02° 44' 16" West, along the east line of said Northwest Quarter of Fractional Section 5 and along the west line of a tract conveyed to Susan Eileen Conaway by a deed recorded in Official Record Book 2237, page 470, a distance of 162.67 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 02° 44' 16" West, along the east line of said Northwest Quarter of Fractional Section 5 and along the west line of a tract conveyed to Jeffery A. Sletzer by a deed recorded in Official Record Book 2469, page 653 and along the west line of a tract conveyed to Polk Farms, Inc. by a deed recorded in Deed Book 542, page 595, a distance of 231.22 feet to a $\frac{5}{8}$ inch rebar found;

thence North 69° 03' 05" West, along the north line of a tract conveyed to Richard T. King and Carol A. King by a deed recorded in Deed Book 1130, page 503 and passing an axle found at a distance of 154.84 feet, a total distance of 200.54 feet to a point in the center of Township Road 271 (Chapel Hill Road);

thence North 08° 25' 47" West, along the center of Township Road 271 (Chapel Hill Road), a distance of 28.25 feet to a point;

thence North 22° 49' 50" West, along the center of Township Road 271 (Chapel Hill Road), a distance of 42.86 feet to a point;

thence North 67° 15' 47" East, along the south line of a tract conveyed to Richard T. King and Carol A. King by a deed recorded in Deed Book 1130, page 500 and passing a $\frac{5}{8}$ inch rebar found at a distance of 20.00 feet, a total distance of 237.56 feet to the place of beginning.

Containing 0.6936 acres, subject to all legal road right of way and any valid and existing easements, restrictions, leases or other conditions of record. Also subject to a 20 foot easement for ingress and egress as described in Official Record Book 2237, page 466.

The bearings used in this description are based on the bearings in the deed to Jeffrey A. Sletzer as recorded in Official Record Book 2237, page 466. Pertinent documents used for this survey are all deeds and plat mentioned; tax map; a boundary survey prepared by Charles R. Harkness, Reg. Surv. #6885, for George Sletzer dated September 2, 1983; a boundary survey prepared by Timothy H. Linn, Reg. Surv. #7113, dated May 24, 1996; a boundary survey prepared by Terry J. Finley, Reg. Surv. #7222, dated April 16, 2013; and the Right-of-Way plans for Interstate 70, the centerline plat for same is recorded as "Location Plan MUS-70-5.70 Muskingum County" in Plat Book 11, page 47 and 48. All iron pins described as set are $\frac{5}{8}$ inch diameter, 30 inches long solid reinforcing bars with plastic identification caps. All mention of Official Record Books, refer to records on file in the Muskingum County Recorder's Office.

This description was prepared by Harold W. Hitchens, Jr., Reg. Surv. #6751, from an actual field survey made under my supervision during May 2016.

**OFFICE COPY
NOT RECORDABLE**
Harold W. Hitchens, Jr., Reg. Surv. #6751
May 12, 2016
Job #5004-04-16

DESCRIPTION
APPROVED
By: 46/9/2016



Boundary Survey for LandCastle Title, LLC

Situated in the N.E. & N.W. Qtr. of Frac. Sec. 5,
in the 2nd Qtr. of T 16N, R 14W,
The Congress Lands East of the Scioto River
Springfield Township, Muskingum County, Ohio.

Also being all of the property conveyed to Ralph E. Sletzer
as Parcel One (Aud. Par. #62-04-01-03-000, all) - 0.6936 Ac.
and Parcel Three (Aud. Par. #62-04-01-05-000, all) - 3.0296 Ac.
of a deed recorded in O.R. 2237, pg. 466.

Bearing Reference

The bearings shown on this plat are
based on the bearings in the deed to
Jeffery A. Sletzer as recorded in O.R.
2237 - 466.

Pertinent Documents

Pertinent documents used for this
survey are all deeds and plat as shown;
tax map; a boundary survey prepared
by Charles R. Harkness, Reg. Surv.
#6885, for George Sletzer dated
September 2, 1983;

Certification

I hereby certify this plat to be true and accurate
based on an actual field survey made under my
supervision during May of 2016.

**OFFICE COPY
NOT RECORDABLE**
Harold W. Hitchens, Jr., Reg. Surv. #6751
May 12, 2016.

Drawn By: BRH
JN:5004-04-16



62-04-01-03-000 B

62-04-01-05-000 B

Curve Data

#	Rad.	Arc	Chord	Tan.	Δ
1	213.77'	111.63'	S. 58° 32' 09" W. 110.37'	57.12'	29° 55' 15"
2	155.56'	13.40'	S. 75° 57' 48" W. 13.40'	6.70'	04° 56' 09"

C/L I-70
C/L Station 1105+00
("Location Plan MUS-70-5.70
Muskingum County" as recorded
in P.B. 11, pg. 47 & 48)

C/L Station 1107+18.30

C/L Station 1110+00

C/L I-70

C/L Station 1115+00

191.60' Rt.
C/L Station 1107+18.30

S. 43° 34' 31" W.
2.92'

S. 87° 29' 17" E. 565.76'

Ex. 10' Gravel Drive

L/A R/W

50' Easement for
Ingress & Egress
O.R. 1989 - 349

50' Easement for
Ingress & Egress
O.R. 2237 - 466

George H. Sletzer
D.B. 570 - 830

Jeffery A. Sletzer
O.R. 2469 - 653

3.0296 Acres
Parcel Three

Richard T. King &
Carol A. King
D.B. 1130 - 500

Susan Eileen Conaway
O.R. 2237 - 470

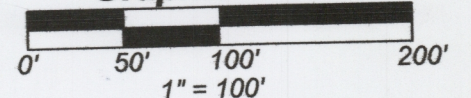
20' Easement for
Ingress & Egress
O.R. 2237 - 466

0.6936 Acres
Parcel One

Polk Farms, Inc.
D.B. 542 - 595

DESCRIPTION
APPROVED
By: *[Signature]*

Graphic Scale



Legend

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



Civil Engineers & Surveyors

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