

Situated in the Northeast Quarter of Fractional Section 5, in the 2<sup>nd</sup> 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 Three (Aud. Par. #62-04-01-05-000, all) of a deed recorded in Official Record Book 2237, page 466] and being further bounded and described as follows:

Beginning 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  $87^{\circ} 29' 17''$  East, along the south line of a Limited Access Right-of-Way line of Interstate 70, a distance of 565.76 feet to a point, said point being South  $43^{\circ} 34' 31''$  West, a distance of 2.92 feet from a 1 inch pipe found;

thence South  $43^{\circ} 34' 31''$  West, along the westerly line of a tract conveyed to George H. Sletzer by a deed recorded in Deed Book 570, page 830, a distance of 225.64 feet to a point;

thence the following four (4) courses along the northerly line of a tract conveyed to Jeffery A. Sletzer by a deed recorded in Official Record Book 2469, page 653;

1. South  $43^{\circ} 34' 31''$  West, a distance of 212.00 feet to a point;
2. with a curve to the right having a radius of 213.77 feet; a chord bearing and distance of South  $58^{\circ} 32' 09''$  West 110.37 feet; a tangent distance of 57.12 feet; and a central angle of  $29^{\circ} 55' 15''$ , an arc distance of 111.63 feet to a point;
3. South  $73^{\circ} 29' 46''$  West, a distance of 26.97 feet to a point;
4. with a curve to the right having a radius of 155.56 feet; a chord bearing and distance of South  $75^{\circ} 57' 48''$  West 13.40 feet; a tangent distance of 6.70 feet; and a central angle of  $04^{\circ} 56' 09''$ , an arc distance of 13.40 feet to a point;

thence North  $02^{\circ} 44' 16''$  East, along the east line of a tract conveyed to Susan Eileen Conaway by a deed recorded in Official Record Book 2237, page 470 and passing an iron pin set at a distance of 20.00 feet, a total distance of 163.73 feet to an iron pin set;

62-04-01-05-000 A

thence North 87° 15' 44" West, along the north line of said Conaway tract, a distance of, 150.00 feet to an iron pin set;

thence North 02° 44' 16" East, along the west line of the Northeast Quarter of Fractional Section 5, a distance of 239.94 feet to the place of beginning.

Containing 3.0296 acres, subject to all legal road right of way and any valid and existing easements, restrictions, leases or other conditions of record. Also being subject to, and granted use of, an easement 50 foot in width as described in Official Record Book 2237, page 466.

The bearings used in this description are based on the bearings in the deed to Jeffery 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 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: 4/6/9/2016



# 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.

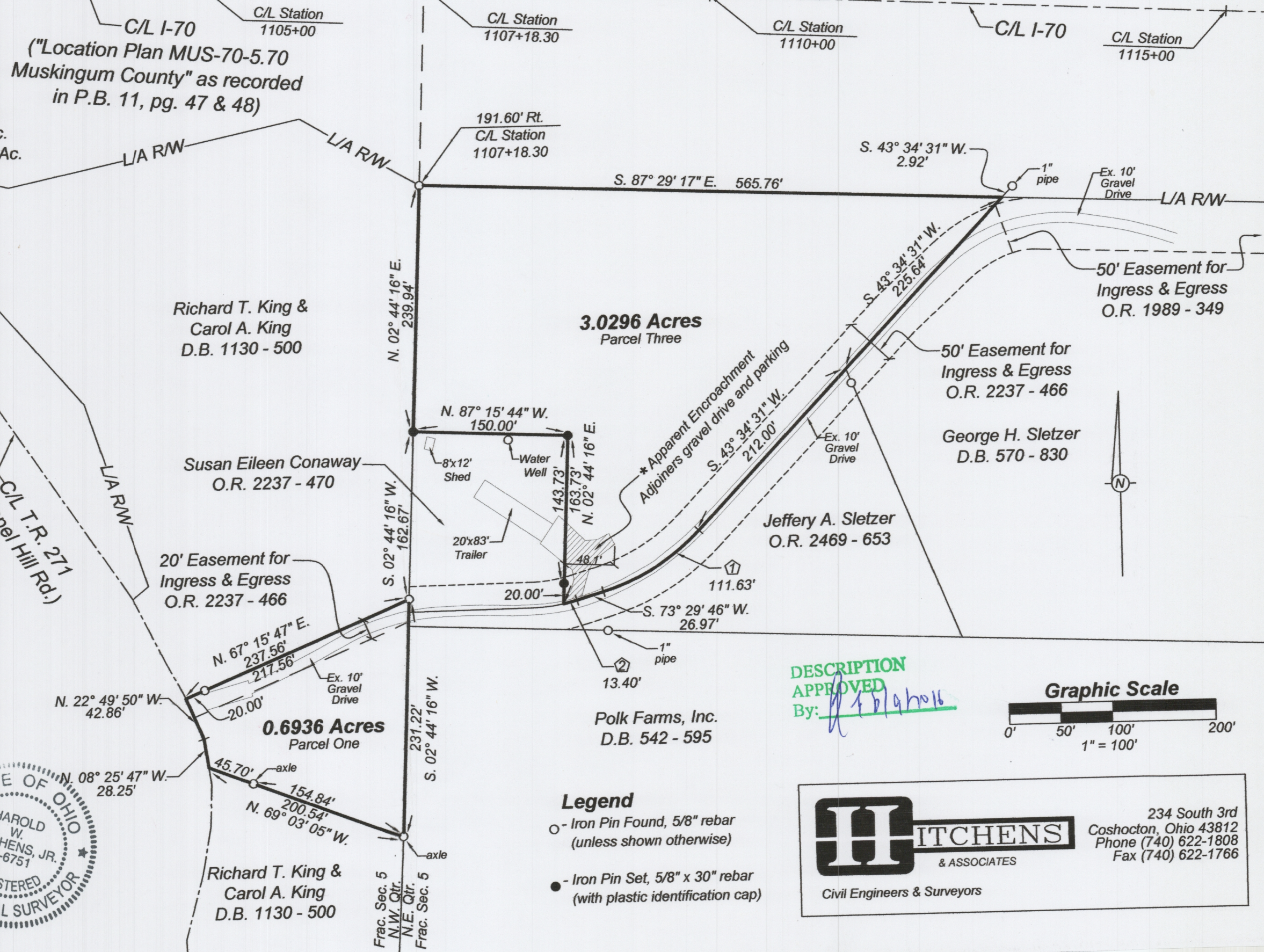
**OFFICE COPY  
NOT RECORDABLE**  
Harold W. Hitchens, Jr., Reg. Surv. #6751  
May 12, 2016.

Drawn By: BRH  
JN:5004-04-16

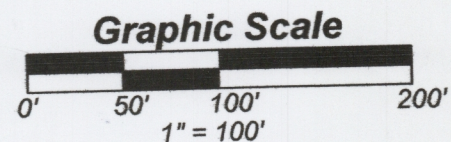


## Curve Data

#	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"



DESCRIPTION  
APPROVED  
By: *[Signature]*



## Legend

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



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