

## DESCRIPTION OF 0.3943 ACRE

Situated in the State of Ohio, County of Muskingum, Township of Union, being in the southeast quarter of Section 10, Range 5 West, Township 1 North, of "The United States Military Lands", being a new survey of a residue part of the land conveyed to Isaac Storer by Deed Volume 30, Page 469 of the Muskingum County Recorder's Office, and being bounded and described as follows:

Commencing for Reference at a concrete monument found at the center of Section 10 (Note: Reference bearing on the west line of the northeast quarter of Section 10 used as South 05°07'14" West.);

Thence, with the quarter section line, South 84°24'27" East a distance of 1,023.04 feet to a 5/8" iron pin found capped "Spilker 5862" at the northwest corner of an original 7.10 acres tract described in Deed Volume 240, Page 16 of the Muskingum County Recorder's Office, said iron pin being being **THE TRUE POINT OF BEGINNING** for this description;

Thence, from said Point of Beginning and running with the west line of an original 7.10 acres tract as conveyed to George Messerschmidt by Deed Volume 240, Page 16 and the west line of a 1.674 acres tract as conveyed to Stradford Real Estate Rental and Development Co. by Official Records Volume 1991, Page 706 of the Muskingum County Recorder's Office, South 34°10'03" West a distance of 415.03 feet to a 5/8" iron pin found uncapped in the east right-of-way line of State Route No. 83 (Friendship Drive) (formerly State Route 76);

Thence, with the east right-of-way line of State Route No. 83, North 27°21'47" West a distance of 26.89 feet to a point in the south right-of-way line of Township Road No. 65 (Liberty Road);

Thence, with the south right-of-way line of Township Road No. 65 (Deed Volume 532, Page 547), the following four courses:

1. North 18°25'17" East a distance of 81.18 feet to a point;
2. Thence North 26°46'09" East a distance of 67.19 feet to a point;
3. Thence North 38°52'00" East a distance of 209.40 feet to a point;
4. Thence North 32°08'42" East a distance of 27.47 feet to a point;

Thence South 85°01'35" East a distance of 43.68 feet to The Point of Beginning;

Containing 0.3943 acre, more or less, being a new survey of all of Auditor's Parcel No. 66-66-20-10-04-000.

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

Subject to the 100-Year Flood Plain restrictions, if applicable.

All iron pins set are 5/8" x 30" rebar capped and labeled "Claus 6456".

THE BEARINGS IN THIS DESCRIPTION ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON THE CENTERLINE OF STATE ROUTE 83 USED AS NORTH 27°40'00" WEST AS SHOWN ON THE O.D.O.T. RIGHT-OF-WAY PLAN "MUS-76-0.61", SHEET 4 OF 7, DATED 7-13-64, WITH REFERENCE TO THE CENTERLINE PLAT RECORDED IN PLAT BOOK 11, PAGE 21 OF THE MUSKINGUM COUNTY RECORDER'S OFFICE.

A plat of the above-described survey has been submitted for file at the County Engineer's Office.

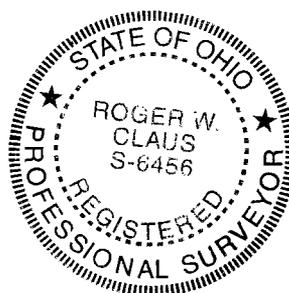
The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on an actual field survey of Nov. 8, 2013; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Deed Volume \_\_\_\_\_, Page \_\_\_\_\_

Surveyor: \_\_\_\_\_

Date: \_\_\_\_\_

**OFFICE COPY**  
**NOT RECORDABLE**  
12-18-2013



DESCRIPTION  
APPROVED

By: *[Signature]*  
12/27/13

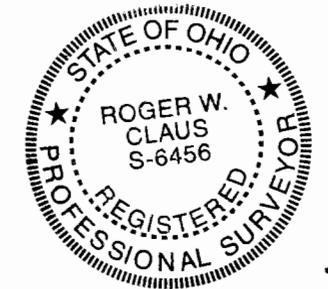
# SURVEY PLAT FOR G-R CONTRACTING, INC.

SITUATED IN THE STATE OF OHIO,  
COUNTY OF MUSKINGUM, TOWNSHIP  
OF UNION, BEING IN THE SOUTHEAST  
QUARTER OF SECTION 10, RANGE 5  
WEST, TOWNSHIP 1 NORTH, OF  
"THE UNITED STATES MILITARY LANDS"

### PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP "NEW CONCORD"
- (4) SURVEY PLAT BY TERRY J. FINLEY
- (5) THREE SURVEY PLATS BY JOSEPH T. SPILKER
- (6) TWO SURVEY PLATS BY W. J. BIEDENBACH
- (7) SURVEY PLAT BY SEPHEN M. BOWMAN
- (8) SURVEY PLAT BY JACK D. NEWCOME

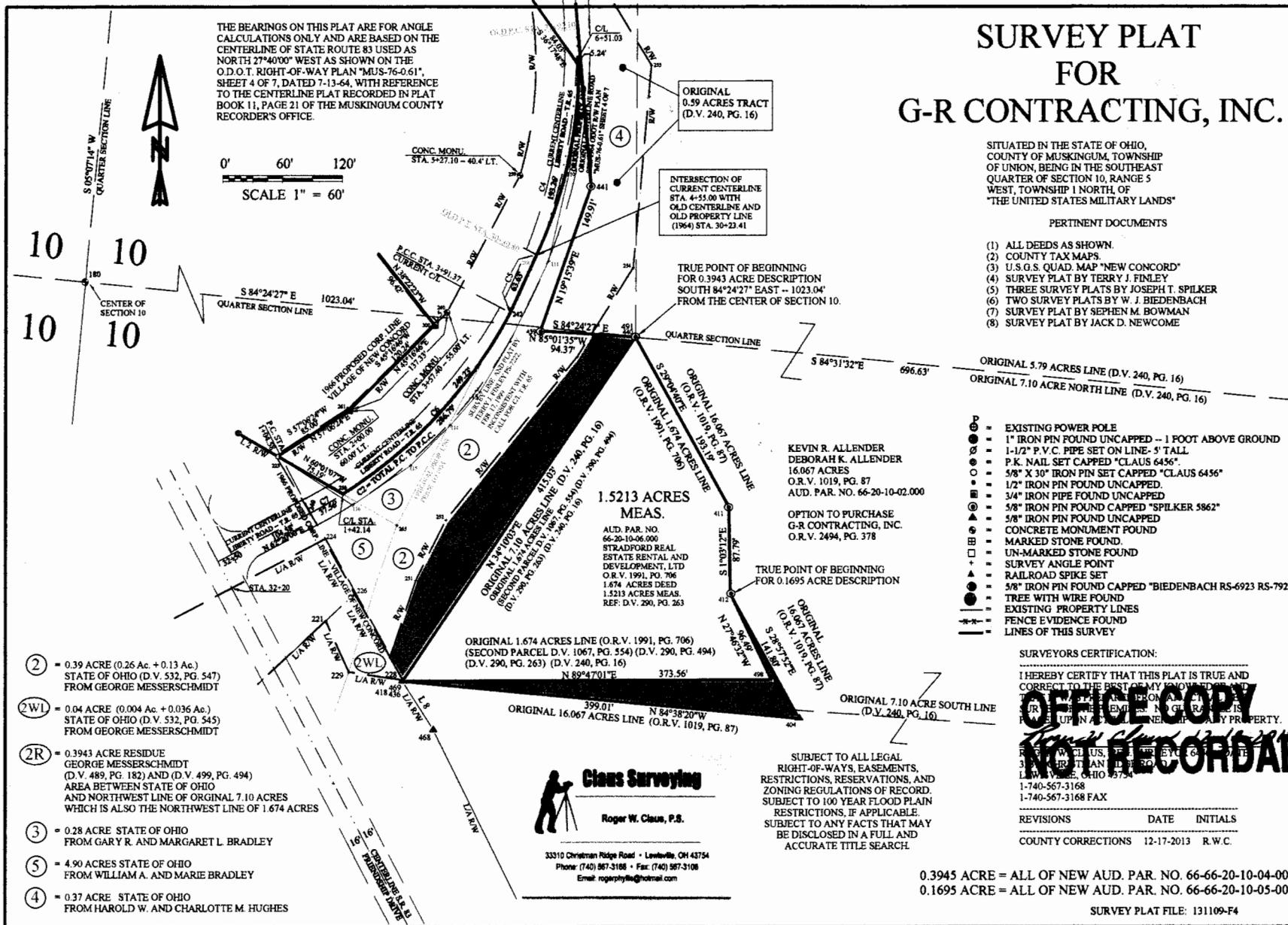
SCALE 1 : 1736.38



Reduced copy, not to scale, Larger  
 copy available in the Muskingum  
 County Engineer's Map Dept.

THE BEARINGS ON THIS PLAT ARE FOR ANGLE  
CALCULATIONS ONLY AND ARE BASED ON THE  
CENTERLINE OF STATE ROUTE 83 USED AS  
NORTH 27°40'00" WEST AS SHOWN ON THE  
O.D.O.T. RIGHT-OF-WAY PLAN "MUS-76-0-61",  
SHEET 4 OF 7, DATED 7-13-64, WITH REFERENCE  
TO THE CENTERLINE PLAT RECORDED IN PLAT  
BOOK 11, PAGE 21 OF THE MUSKINGUM COUNTY  
RECORDER'S OFFICE.

0' 60' 120'  
SCALE 1" = 60'



- ② = 0.39 ACRE (0.26 Ac. + 0.13 Ac.)  
STATE OF OHIO (D.V. 532, PG. 547)  
FROM GEORGE MESSERSCHMIDT
- ②WL = 0.04 ACRE (0.004 Ac. + 0.036 Ac.)  
STATE OF OHIO (D.V. 532, PG. 545)  
FROM GEORGE MESSERSCHMIDT
- ②R = 0.3943 ACRE RESIDUE  
GEORGE MESSERSCHMIDT  
(D.V. 489, PG. 182) AND (D.V. 499, PG. 494)  
AREA BETWEEN STATE OF OHIO  
AND NORTHWEST LINE OF ORIGINAL 7.10 ACRES  
WHICH IS ALSO THE NORTHWEST LINE OF 1.674 ACRES
- ③ = 0.28 ACRE STATE OF OHIO  
FROM GARY R. AND MARGARET L. BRADLEY
- ⑤ = 4.90 ACRES STATE OF OHIO  
FROM WILLIAM A. AND MARIE BRADLEY
- ④ = 0.37 ACRE STATE OF OHIO  
FROM HAROLD W. AND CHARLOTTE M. HUGHES

KEVIN R. ALLENDER  
DEBORAH K. ALLENDER  
16.067 ACRES  
O.R.V. 1019, PG. 87  
AUD. PAR. NO. 66-20-10-02-000

OPTION TO PURCHASE  
G-R CONTRACTING, INC.  
O.R.V. 2494, PG. 378

TRUE POINT OF BEGINNING  
FOR 0.1695 ACRE DESCRIPTION  
(O.R.V. 1019, PG. 87)

ORIGINAL 1.674 ACRES LINE (O.R.V. 1991, PG. 706)  
(SECOND PARCEL D.V. 1067, PG. 554) (D.V. 290, PG. 494)  
(D.V. 290, PG. 263) (D.V. 240, PG. 16)

**Claus Surveying**  
Roger W. Claus, P.S.

33310 Christian Ridge Road • Lewisville, OH 43754  
Phone: (740) 867-3188 • Fax: (740) 867-3108  
Email: rogerphyllis@hotmail.com

- ⊙ = EXISTING POWER POLE
- ⊙ = 1" IRON PIN FOUND UNCAPPED -- 1 FOOT ABOVE GROUND
- ⊙ = 1-1/2" P.V.C. PIPE SET ON LINE- 3" TALL
- ⊙ = P.K. NAIL SET CAPPED "CLAUS 6456"
- ⊙ = 5/8" X 30" IRON PIN SET CAPPED "CLAUS 6456"
- ⊙ = 1/2" IRON PIN FOUND UNCAPPED
- ⊙ = 3/4" IRON PIPE FOUND UNCAPPED
- ⊙ = 5/8" IRON PIN FOUND CAPPED "SPILKER 5862"
- ⊙ = 5/8" IRON PIN FOUND UNCAPPED
- ⊙ = CONCRETE MONUMENT FOUND
- ⊙ = MARKED STONE FOUND
- ⊙ = UN-MARKED STONE FOUND
- ⊙ = SURVEY ANGLE POINT
- ⊙ = RAILROAD SPIKE SET
- ⊙ = 5/8" IRON PIN FOUND CAPPED "BIEDENBACH RS-6923 RS-7923"
- ⊙ = TREE WITH WIRE FOUND
- ⊙ = EXISTING PROPERTY LINES
- ⊙ = FENCE EVIDENCE FOUND
- ⊙ = LINES OF THIS SURVEY

### SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND  
CORRECT TO THE BEST OF MY KNOWLEDGE AND  
BELIEF AND THAT I AM A LICENSED SURVEYOR  
AND AM NOT PROVIDING ANY PROPERTY.

By: *Roger W. Claus*  
12/27/13

REVISIONS	DATE	INITIALS
COUNTY CORRECTIONS	12-17-2013	R.W.C.

0.3945 ACRE = ALL OF NEW AUD. PAR. NO. 66-66-20-10-04-000.  
0.1695 ACRE = ALL OF NEW AUD. PAR. NO. 66-66-20-10-05-000.

SURVEY PLAT FILE: 131109-F4

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