

DESCRIPTION OF 1.5213 ACRES

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 1.674 acres tract as conveyed to Stradford Real Estate Rental and Development, Ltd. (Auditor's Parcel No. 66-20-10-06.000) as described in Official Records Volume 1991, Page 706 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 16.067 acres tract as conveyed to Kevin R. and Deborah K. Allender by Official Records Volume 1019, Page 87 of the Muskingum County Recorder's Office, the following two courses:

1. South 29°04'40" East a distance of 193.19 feet to a 5/8" iron pin found capped "Spilker 5862";
2. Thence South 01°03'12" East a distance of 87.79 feet to a 5/8" iron pin found capped "Spilker 5862";

Thence, leaving the Allender deed line, South 27°46'32" East a distance of 96.49 feet to a point;

Thence South 89°47'01" West a distance of 373.56 feet to a 5/8" iron pin found uncapped in the east right-of-way line of State Route 83 (formerly State Route 76) at the northwest corner of an original 7.10 acres tract as described in Deed Volume 240, Page 16 of the Muskingum County Recorder's Office;

Thence, with the northwest line of said original 7.10 acres tract, North 34°10'03" East a distance of 415.03 feet to The Point of Beginning;

Containing 1.5213 acres, more or less, being a new survey of Auditor's Parcel No. 66-20-10-06.000.

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: Official Records Volume 1991, Page 706

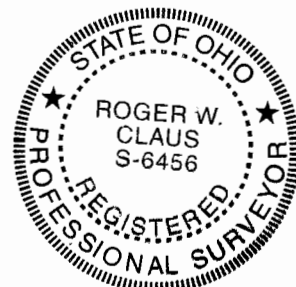
Surveyor:

Date:

**OFFICE COPY
NOT RECORDABLE**

DESCRIPTION
APPROVED

By:



12/12/2013

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 SEPHEM M. BOWMAN
- (8) SURVEY PLAT BY JACK D. NEWCOME

ORIGINAL 5.79 ACRES LINE (D.V. 240, PG. 16)
ORIGINAL 7.10 ACRE NORTH LINE (D.V. 240, PG. 16)

- ⊙ = EXISTING POWER POLE
- ⊙ = 1" IRON PIN FOUND UNCAPPED -- 1 FOOT ABOVE GROUND
- ⊙ = 1-1/2" P.V.C. PIPE SET ON LINE - 5' 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
THAT IT WAS PREPARED FROM AN ACTUAL FIELD
SURVEY OF THE PREMISES. NO GUARANTEE IS
PLACED UPON ACTUAL OWNERSHIP OF ANY PROPERTY.

ROGER W. CLAUS, REG. SURVEYOR 6456 DATE: _____
33310 CHRISTMAN RIDGE ROAD
LEWISVILLE, OHIO 43754
1-740-567-3168
1-740-567-3168 FAX

REVISIONS _____ DATE _____ INITIALS _____

SURVEY PLAT FILE: 131108-12

SURVEY PLAT FILE: 131109-12

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'

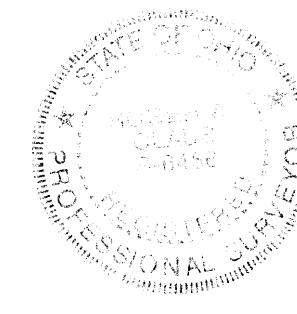
ORIGINAL
0.59 ACRES TRACT
(D.V. 240, PG. 16)

INTERSECTION OF
CURRENT CENTERLINE
STA. 4+55.00 WITH
OLD CENTERLINE AND
OLD PROPERTY LINE
(1964) STA. 30+23.41

TRUE POINT OF BEGINNING
FOR 1.59 ACRES DESCRIPTION
SOUTH 84°24'27" EAST -- 1023.04'
FROM THE CENTER OF SECTION 10.

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



Roger W. Claus, P.S.

33310 Christman Ridge Road • Lewisville, OH 43754
Phone (740) 567-3168 • Fax (740) 567-3106
Email: rogerphyllis@hotmail.com

= 0.39 ACRE (0.26 Ac. + 0.13 Ac.)
STATE OF OHIO (D.V. 532, PG. 547)
FROM GEORGE MESSERSCHMIDT

= 0.04 ACRE (0.004 Ac. + 0.036 Ac.)
STATE OF OHIO (D.V. 532, PG. 545)
FROM GEORGE MESSERSCHMIDT

= 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

= 0.28 ACRE STATE OF OHIO
FROM GARY R. AND MARGARET L. BRADLEY

= 4.90 ACRES STATE OF OHIO
FROM WILLIAM A. AND MARIE BRADLEY

= 0.37 ACRE STATE OF OHIO
FROM HAROLD W. AND CHARLOTTE M. HUGHES

GAP AREA = 0.3943 ACRES

1.5213 ACRES
MEAS.

AUD. PAR. NO.
66-20-10-06-000
STRADFORD REAL
ESTATE RENTAL AND
DEVELOPMENT, LTD.
O.R.V. 1991, PG. 706
1.674 ACRES DEED
1.5213 ACRES MEAS.
REF: D.V. 290, PG. 263

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)

DEED GAP AREA = 0.1695 ACRE
ORIGINAL 16.067 ACRES LINE (O.R.V. 1019, PG. 87)

ORIGINAL 7.10 ACRE SOUTH LINE
(D.V. 240, PG. 16)

SUBJECT TO ALL LEGAL
RIGHT-OF-WAYS, EASEMENTS,
RESTRICTIONS, RESERVATIONS, AND
ZONING REGULATIONS OF RECORD,
SUBJECT TO 100 YEAR FLOOD PLAIN
RESTRICTIONS, IF APPLICABLE,
SUBJECT TO ANY FACTS THAT MAY
BE DISCLOSED IN A FULL AND
ACCURATE TITLE SEARCH.