

DESCRIPTION OF 21.5676 ACRES

Revised 08-31-14

Situated in the State of Ohio, being part in the County of Muskingum, Township of Union, in the northeast quarter of Section 10, Range 5 West, Township 1 North, of "The United States Military Lands", being a new split of 17.6011 acres out of the 39.849 acres tract as conveyed to Richard M. Payne (Auditor's Parcel No. 66-33-01-09.001) by Official Records Volume 1054, Page 531 of the Muskingum County Recorder's Office, and being part in the County of Guernsey, Township of Westland, 2nd Quarter, Range 4 West, Township 1 North, and being a new survey of 3.9665 acres which is all of 3.15 acres as conveyed to Richard M. Payne (Auditor's Parcel No. 41-0032800) by Official Records Volume 29, Page 637 of the Guernsey County Recorder's Office, and being bounded and described as follows:

Beginning at a 5/8" iron pin found uncapped in the Muskingum County – Guernsey County Line at the southeast corner of the northeast quarter of Section 10 (Note: Reference bearing on the County Line used as South 05°34'18" West.);

Thence, with the quarter section line and the north line of the 5.79 acres tract as now or formerly owned by H. and C. Hughes by Deed Volume 524, Page 487 of the Muskingum County Recorder's Office, North 84°33'45" West a distance of 902.76 feet to a 5/8" iron pin found uncapped in the east line of a 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 (Note: G-R Contracting, Inc. has option to buy recorded in Misc. Volume 2494, Page 378 of the Muskingum County Recorder's Office.);

Thence, with the east line of said Allender property and the centerline of Old Cumberland Road (now abandoned), the following six courses:

1. North 04°04'40" East a distance of 109.64 feet to a 5/8" iron pin found capped "Spilker 5862";
2. Thence North 21°37'02" West a distance of 60.56 feet to a 5/8" iron pin found capped "Spilker 5862";
3. Thence North 53°38'39" West a distance of 227.43 feet to a 5/8" iron pin found uncapped;
4. Thence North 67°15'30" West a distance of 206.08 feet to a 1" iron pin found uncapped;
5. Thence North 33°05'26" West a distance of 205.43 feet to a 1" iron pin found uncapped;
6. Thence North 56°35'53" West a distance of 39.19 feet to an iron pin set;

Thence, running through the land of Richard M. Payne with a new division line, the following four courses:

1. North 76°22'58" East a distance of 597.98 feet to an iron pin set;
2. Thence North 81°39'23" East a distance of 405.50 feet to an iron pin set;
3. Thence South 18°37'33" East a distance of 296.03 feet to an iron pin set;
4. Thence South 79°48'02" East a distance of 410.63 feet to a 5/8" iron pin found uncapped in the Muskingum County – Guernsey County Line at the northwest corner of a 3.15 acres tract (Actual 3.9665 acres) as conveyed to Richard M. Payne (Auditor's Parcel No. 41-0032800) by Official Records Volume 29, Page 637 of the Guernsey County Recorder's Office;

Thence, with the north line of said Payne 3.15 acres tract, South 84°08'03" East a distance of 264.00 feet to a 5/8" iron pin found uncapped;

Thence, with the east line of said Payne 3.15 acres tract, South 05°05'07" West a distance of 609.45 feet to a 5/8" iron pin found uncapped in the north right-of-way line of Interstate 70 at 300.00 feet left of Station 763+02.08 as shown on Interstate 70 Right-of-way Plan sheet "MUS-70-26.86: GUE-70.00" sheet 10 of 36 with centerline plat recorded in Plat Book 11, Pages 8 and 21 of the Guernsey County Recorder's Office;

Thence, with the north right-of-way line of Interstate 70, South 67°44'32" West a distance of 103.12 feet to a 5/8" iron pin found uncapped at 280.09 feet left of Station 762+00.04;

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Thence, leaving the Interstate right-of-way line and running with the north line of a 5.79 acres tract as now or formerly owned by H. and C. Hughes by Deed Volume 524, Page 487 of the Muskingum County Recorder's Office, North 81°34'04" West a distance of 178.62 feet to a 5/8" iron pin found uncapped in the Muskingum County – Guernsey County Line at 352.09 feet left of Station 760+37.39;

Thence, with the County Line, North 05°34'18" East a distance of 141.80 feet to The Point of Beginning;

Containing 21.5676 acres, more or less, of which:

17.6011 acres are out of the 39.849 acres tract as conveyed to Richard M. Payne (Auditor's Parcel No. 66-33-01-09.001) by Official Records Volume 1054, Page 531 of the Muskingum County Recorder's Office (Note: This is going to Auditor's Parcel Number 66-33-02-03-001. Parcel to be combined with Auditor's Parcel Number 66-20-10-02-000.) and

3.9665 acres are a new survey of all of the 3.15 acres conveyed to Richard M. Payne (Auditor's Parcel No. 41-0032800) by Official Records Volume 29, Page 637 of the Guernsey County Recorder's Office.

Note: Not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations.

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".

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

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on an actual field survey of June 1, 2014; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deeds: Official Records Volume 1054, Page 531 Muskingum County
Official Records Volume 29, Page 637 Guernsey County

Surveyor: *Roger W. Claus*
**OFFICE COPY
NOT RECORDABLE**
Date: *08-31-2014*



DESCRIPTION
APPROVED
By: *[Signature]* 9/16/14