

## DESCRIPTION OF 1.5164 ACRES

Situated in the State of Ohio, County of Muskingum, Township of Union, being in the northeast quarter and the southeast quarters of Section 10, Range 5 West, Township 1 North, of "The United States Military Lands", being a new survey of the residue of the lands of Gary E. Bradley and Lois Marsh (Auditor's Parcel No. 66-66-33-02-06..000) as described in Official Records Volume 1095, Page 177 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 a reference line, South 84°01'15" East a distance of 540.19 feet to an iron pin set in the east right-of-way line of State Route 83 at 72.90 feet right of centerline Station 35+11.84 and being at the southwest corner of an 5.437 acres tract as conveyed to Dean Bradford by the Second Parcel of Deed Volume 823, Page 91 of the Muskingum County Recorder's Office, (reference: centerline Plat in Plat Book 11, Page 21 and reference: ODOT right-of-way plan "MUS-76-0.61", Sheet 4 of 7, dated 7-13-64);

Thence, with the southeast line of said Dean Bradford property and the northwest line of a 0.963 acre tract as conveyed to Premium Petroleum, Inc. by Official Records Volume 2083, Page 826 of the Muskingum County Recorder's Office, North 51°37'04" East a distance of 184.30 feet to a 3/4" iron pipe found at the northwest corner of a said Premium Petroleum property, being **THE TRUE POINT OF BEGINNING** for this description;

Thence, from said Point of Beginning and continuing with the southeast line of said Dean Bradford property, North 51°46'02" East a distance of 290.97 feet to a concrete monument found in the west right-of-way line of Township Road No. 65 (Liberty Road) at 45.00 feet left of centerline station 7+18.40;

Thence South 36°17'48" East a distance of 84.03 feet to a point in the original centerline of road and property line (prior to 1964), passing over the centerline of current Township Road No. 65 (Liberty Road station 6+51.03) at a distance of plus 78.79 feet;

Thence, with the original centerline road and property line (as shown on 1964 ODOT R/W plan "MUS-76-0.61", sheet 4 of 7), being with a curve to the right, having a radius of 425.40 feet, an arc length of 193.26 feet, a chord bearing of South 12°47'54" West a chord distance of 191.60 feet to a point at old road station 30+23.41 where it intersects with the centerline of current Township Road No. 65 (Liberty Road) station 4+55.00;

Thence, with the centerline Township Road No. 65, the following two courses:

1. being with a curve to the right, having a radius of 572.96 feet, an arc length of 63.63 feet, a chord bearing of South 24°37'07" West a chord distance of 63.60 feet to a point at current Township Road No. 65 (Liberty Road) P.C.C. Station 3+91.37;
2. Thence, being with a curve to the right, having a radius of 475.83 feet, an arc length of 249.23 feet, a chord bearing of South 42°48'18" West a chord distance of 246.39 feet to a point at current Township Road No. 65 (Liberty Road) station 1+42.14;

Thence, leaving the road, North 60°01'07" West a distance of 75.19 feet to an iron pin set in the north right-of-way line of Township Road No. 65 at 65.00 feet left of Station 1+01.87 and also being in the east right-of-way line of State Route No. 83;

Thence, with the northwest right-of-way line of Township Road No.65, the following two courses:

1. North 57°06'24" East a distance of 85.00 feet to a 3/4" iron pipe found at 60.00 feet left of centerline Station 2+00.00;

2. Thence North 45°16'46" East a distance of 120.24 feet to a 3/4" iron pipe found at the southeast corner of a 0.963 acre tract as conveyed to Premium Petroleum, Inc. by Official Records Volume 2083, Page 826 of the Muskingum County Recorder's Office:

Thence, with the southwest line of said Gary Bradley property, the following three courses;

1. North 38°22'23" West a distance of 96.42 feet to a 3/4" iron pipe found;
2. Thence South 51°37'41" West a distance of 15.00 feet to a 3/4" iron pipe found;
3. Thence North 38°19'10" West a distance of 100.00 feet to The Point of Beginning;

Containing 1.5164 acres, more or less, being a new survey of Auditor's Parcel No. 66-66-33-02-06.000.

Subject to the right-of-way of Township Road No. 65 (containing 0.6674 acre of right-of-way). Leaving a total usable area of 0.8490 acre.

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.

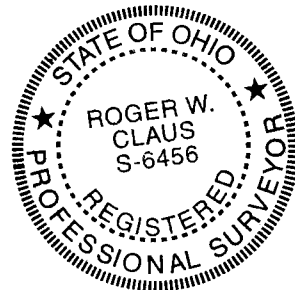
The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on an actual field survey of May 17, 2013; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Official Records Volume 1095, Page 177

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

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

**OFFICE COPY  
NOT RECORDABLE**  
6/12/2013



DESCRIPTION  
APPROVED

By: \_\_\_\_\_

6/12/2013

6/12/2013

# SURVEY PLAT FOR G-R CONTRACTING, INC.

0' 50' 100'  
SCALE 1" = 50'

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.

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
2	34°32'00"	475.83	286.79	147.90	282.47	S 45°04'00"W
4	26°01'48"	425.40	193.26	98.33	191.60	S 12°47'54"W
5	6°21'47"	572.96	63.63	31.85	63.60	S 24°37'07"W
6	30°00'36"	475.83	249.23	127.54	246.39	S 42°48'18"W
7	4°31'24"	475.83	37.56	18.79	37.55	N 60°04'18"E

Line	Bearing	Distance
1	N 51°37'41"E	15.00'
2	N 60°01'07"W	45.73'
3	S 51°37'41"W	15.00'
4	N 47°05'37"E	0.71'
5	N 45°16'46"E	17.09'

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF UNION, BEING IN THE NORTHEAST AND SOUTHEAST QUARTERS 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 "
- (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

AUD. PAR. 66-33-02-04.000  
DEAN BRADFORD  
PEARL BRADFORD  
5.437 ACRES DEED  
SECOND PARCEL  
D.V. 823, PG. 91

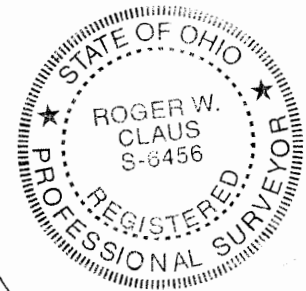
GARY E. BRADLEY  
LOIS MARSH  
O.R.V. 1095, PG. 177  
RESIDUE PART OF  
ORIGINAL 35 ACRES TRACT

**1.5164 ACRES TOTAL MEAS.**  
0.6674 ACRE IN R.W. OF T.R. 65  
0.8490 ACRE USABLE LAND

**0.9522 ACRE TOTAL MEAS.**  
NO PROPERTY IN R.W. OF ROADS  
AUDITOR'S PAR. NO.  
67-66-33-02-05.000  
G-R CONTRACTING, INC.  
O.R.V. 2470, PG. 387  
0.963 ACRE DEED

AUD. PAR. NO.  
66-20-10-06.000  
STRADFORD REAL ESTATE RENTAL AND DEVELOPMENT, LTD.  
O.R.V. 1991, PG. 706  
1.674 ACRES

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.



- ⊗ = 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
- ⊕ = RAILROAD SPIKE FOUND.
- ⊕ = 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 THE OWNERSHIP OF ANY PROPERTY.

**OFFICE DO NOT RECORDABLE**  
ROGER W. CLAUS, REG. SURVEYOR 6456 DATE: 06-26-2013  
33310 CHRISTMAN RIDGE ROAD  
LEWISVILLE, OHIO 43754  
1-740-567-3168  
1-740-567-3168 FAX

REVISIONS                      DATE                      INITIALS

**Roger W. Claus, P.S.**  
33310 Christman Ridge Road • Lewisville, OH 43754  
Phone (740) 567-3168 • Fax (740) 567-3106  
Email rogerphyllis@hotmail.com

SURVEY PLAT FILE: 130516-F