

The Land referred to herein below is situated in the Township of Wayne, County of Muskingum, State of Ohio, being a part of Fractional Section 15, Township 12, Range 13 and being a portion of lands conveyed to Chateau Estates of Southeastern Ohio, Ltd. in Deed Book 1711, Page 788 of the Muskingum County Deed Records, bounded and further described as follows:

Tract 1

Commencing at a point at the intersection of the centerline of South River Road (State Route 60) with the extended southerly line of Lot 28 of "Southern Meadows" as recorded in Plat Book 13, Page 44; thence North 63°59'00" East a distance of 80.07 feet to 5/8" rebar set marking the Point of Beginning of the parcel hereinafter described; thence running along the southerly line of said "Southern Meadows", North 63°59'00" East a distance of 261.87 feet to a 5/8" rebar set; thence South 28°58'56" East a distance of 96.73 feet to a point; thence with a curve turning to the left having a radius of 313.21 feet, an arc length of 75.04, a chord bearing of South 82°21'56" West, a chord length of 74.86 feet and a central angle of 13°43'36" to a 5/8" rebar set; thence South 75°30'08" West a distance of 36.64 feet to a 5/8" rebar set; thence South 80°41'01" West a distance of 173.18 feet to a 5/8" rebar set; thence North 05°31'00" West a distance of 16.99 feet to the point or place of beginning. Containing 0.342 acres, more or less, of land.

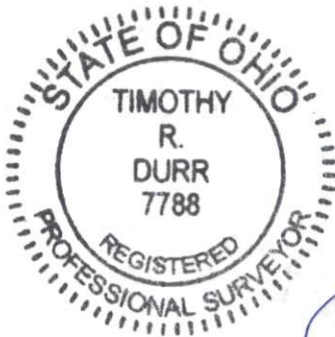
Part of Parcel Number 73-33-05-34-000

Bearings described herein are based upon those described in Deed Book 1711, Page 788 of the Muskingum County Records

This description is based on a survey conducted January 29, 2024, by Timothy R. Durr, Ohio Registered Surveyor #7788 and dated October 3, 2024, last revised October 9, 2024.

**OFFICE COPY  
NOT RECORDABLE**

Timothy R. Durr  
PLS# 7788  
In the State of Ohio



DESCRIPTION

APPROVED

By: Timothy R. Durr

APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

11/19/24  
DATE