

Access Easement Description

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:

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 a 5/8" rebar set in the easterly right-of-way line of said South River Road; thence running along the easterly right-of-way line of said South River Road, South 05°31'00" East a distance of 16.99 feet to a 5/8" rebar set marking the Point of Beginning; thence North 80°41'01" East a distance of 173.18 feet to a 5/8" rebar set; thence North 75°30'08" East a distance of 36.64 feet to a 5/8" rebar set; thence with a curve turning to the right having a radius of 313.21 feet, an arc length of 117.12, a chord bearing of North 86°12'53" East, a chord length of 116.44 feet and a central angle of 21°25'29" to a 5/8" rebar set; thence North 52°28'50" East a distance of 100.03 feet to a 5/8" rebar set; thence with a curve turning to the right having a radius of 258.35 feet, an arc length of 235.55, a chord bearing of North 78°36'03" East, a chord length of 227.48 feet and a central angle of 52°14'24" to a 5/8" rebar set; thence South 74°22'09" East a distance of 67.91 feet to a 5/8" rebar set; thence with a curve turning to the left having a radius of 62.39 feet, an arc length of 59.73, a chord bearing of North 37°48'27" East, a chord length of 57.47 feet and a central angle of 54°51'04" to a 5/8" rebar set; thence North 10°22'55" East a distance of 50.49 feet to a 5/8" rebar set; thence with a curve turning to the right having a radius of 102.04 feet, an arc length of 43.79, a chord bearing of North 22°40'34" East, a chord length of 43.46 feet and a central angle of 24°35'18" to a point; thence South 50°32'43" East a distance of 20.08 feet to a point; thence with a curve turning to the left having a radius of 82.04 feet, an arc length of 33.64, a chord bearing of South 22°07'40" West, a chord length of 33.40 feet and a central angle of 23°29'31" to a point; thence South 10°22'55" West a distance of 50.49 feet to a point; thence with a curve turning to the right having a radius of 82.39 feet, an arc length of 86.68, a chord bearing of South 40°31'15" West, a chord length of 82.73 feet and a central angle of 60°16'41" to a point; thence North 74°22'09" West a distance of 74.53 feet to a point; thence with a curve turning to the left having a radius of 238.35 feet, an arc length of 217.16, a chord bearing of South 78°34'55" West, a chord length of 209.73 feet and a central angle of 52°12'09" to a point; thence South 52°28'50" West a distance of 133.44 feet to a point; thence with a curve turning to the left having a radius of 275.71 feet, an arc length of 93.25, a chord bearing of South 85°11'27" West, a chord length of 92.80 feet and a central angle of 19°22'39" to a point; thence South 75°30'08" West a distance of 35.29 feet to a point; thence South 16°34'17" East a distance of 6.07 feet to a point; thence South 73°40'48" West a distance of 184.43 feet to a point; thence North 05°31'00" West a distance of 65.88 feet to the point or place of beginning. Containing 0.609 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.

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

DESCRIPTION  
APPROVED  
By: Ben H. Hoot

