

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 3

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 502.15 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 133.23 feet to a 5/8" rebar set; thence South 25°47'05" East a distance of 112.77 feet to a 5/8" rebar set; thence with a curve turning to the left having a radius of 258.35 feet, an arc length of 135.40, a chord bearing of South 72°09'03" West, a chord length of 133.86 feet and a central angle of 30°01'44" to a 5/8" rebar set; thence North 26°11'03" West a distance of 93.76 feet to the point or place of beginning. Containing 0.297 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: [Signature] 11/18/2024

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

11/19/2024
DATE