

73-60-01-06-000

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SURVEY FOR CLYDE E. DUTRO

AUDITORS PARCEL NUMBER

73-60-01-06-000 (ALL-0.078 ACRES) AND 73-60-01-07-000 (ALL-0.172 ACRES)

BEING ALL OF THE PARCELS CONVEYED TO CLYDE E. DUTRO BY DEED RECORDED IN O.R. VOLUME 2597, PAGE 663 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 11, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, WAYNE TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING STONE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 1;

THENCE WITH THE NORTH LINE OF THE SAID NORTHEAST QUARTER (ALSO BEING THE SOUTH LINE OF A PARCEL CONVEYED TO JAMES B. STAKER BY DEED VOLUME 980, PAGE 189), SOUTH 87 DEGREES 14 MINUTES 29 SECONDS EAST 75.00 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR-BIEDENBACH CAP);

THENCE LEAVING THE SAID SECTION LINE AND WITH THE WEST LINE OF A 1.003 ACRE PARCEL CONVEYED TO CLYDE E. DUTRO (OR. VOLUME 2597, PAGE 660), SOUTH 01 DEGREES 49 MINUTES 22 SECONDS WEST 131.67 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR-BIEDENBACH CAP) ON THE NORTH LINE OF WAYNE RIDGE ROAD (COUNTY ROAD 73);

THENCE WITH THE NORTH LINE OF SAID ROAD, SOUTH 72 DEGREES 42 MINUTES 19 SECONDS WEST 79.37 FEET TO A POINT;

THENCE WITH THE WEST LINE OF THE SAID NORTHEAST QUARTER (ALSO BEING THE EAST LINE OF A PARCEL CONVEYED TO ANGELA DUSENBERRY (LIFE ESTATE-DAVID R. GIBBS, OR. VOLUME 2379, PAGE 719), NORTH 01 DEGREES 49 MINUTES 22 SECONDS EAST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 9.15 FEET AND AN IRON PIN SET AT 156.89 FEET, A TOTAL DISTANCE OF 158.89 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 0.250 ACRES TOTAL, 0.078 ACRES IN PARCEL 73-60-01-06-000 AND 0.172 ACRES IN PARCEL 73-60-01-07-000, SUBJECT TO ALL APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BASELINE PS6923-PS8536).

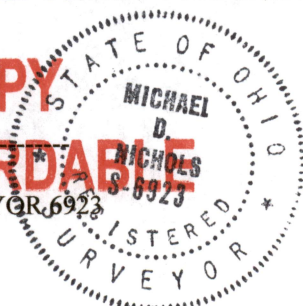
BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM 1983(2011), OHIO SOUTH ZONE, GRID, DERIVED FROM A GPS OBSERVATION.

I, MICHAEL D. NICHOLS (PS#6923), HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 12TH DAY OF APRIL, 2021, FROM A FIELD SURVEY COMPLETED THE 8TH DAY OF APRIL, 2021.

OFFICE COPY

NOT RECORDABLE

MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR



DESCRIPTION

APPROVED

By: M 4/14/21

6439 DUTRO