

Description of 11.542 acre tract 2

Situated in the State of Ohio, Muskingum County, Brush Creek Township, being part of southwest quarter of Section 6, T11N, R13W, Congress Lands East of the Scioto River, being part of a tract of land described in OR volume 2441 page 411 to J. Douglas Swarts and Kitty Dianne Swarts and being more particularly described as follows:

Commencing at an iron pipe found at the southwest corner of the southwest quarter of section 6; Thence along the section line, N02°51'57"E 321.94 feet to an iron pin found (Lowe), Thence leaving said section line and along the grantors southerly line, S85°50'47"E 132.00 feet to a mag nail found in Granger Hill rd; Thence along said road, N30°29'02"E 165.00 feet to a RR spike found; thence N55°29'02"E 223.26 feet to a point in the centerline of Granger Hill rd, said point being the **True Point of Beginning** for the parcel herein described;

Thence along said centerline and across the lands of the grantor with a new division line the following seven courses,

- 1. Thence N33°59'37"E 32.56 feet to a point;
- 2. Thence N27°01'34"E 36.66 feet to a point;
- 3. Thence N14°40'15"E 90.19 feet to a point;
- 4. Thence N10°13'01"E 83.48 feet to a point;
- 5. Thence N11°18'43"E 74.71 feet to a point;
- 6. Thence N10°19'19"E 70.76 feet to a point;
- 7. Thence N02°04'26"W 95.17 feet to a point, said point being on the southerly line of a tract of land described in OR volume 2195 page 784 to Charles Curtis;

Thence leaving said centerline and along said southerly line the following four courses,

- 1. Thence N60°26'29"E (passing an iron pin found at 94.12 feet, Lowe) 177.97 feet to an iron pin found (Lowe);
- 2. Thence N48°56'37"E 110.97 feet to an iron pin found (Lowe);
- 3. Thence N67°01'17"E 98.59 feet to an iron pin found (Lowe);
- 4. Thence N57°15'37"E 502.92 feet to an iron pin found (Lowe), said point being on the westerly line of a tract of land described in OR volume 2441 page 411 to J. Douglas Swarts and Kitty Dianne Swarts

Thence leaving said southerly line and with said westerly line the following six courses,

- 1. Thence S02°38'43"W 865.26 feet to an iron pin found (Lowe);
- 2. Thence S87°05'03"W 242.49 feet to an iron pin found (Lowe);
- 3. Thence S70°29'02"W 165.00 feet to an iron pin found (Lowe);
- 4. Thence S70°25'26"W 177.40 feet to an iron pin found (Lowe);
- 5. Thence N66°30'58"W 214.50 feet to an iron pin found (Lowe);
- 6. Thence S55°29'02"W 57.24 feet to the **Place of Beginning**.

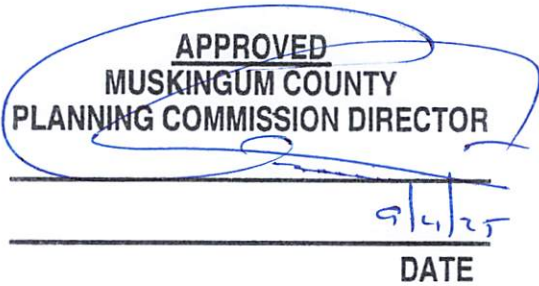
The above described area contains 11.542 acres and is part of Auditors parcel number 08-01-06-10-000

Prior deed reference OR volume 2441 page 411

Bearings are based on NAD83(2011) Ohio state plane South coordinate grid

This description was based on a survey performed by Robert A. Lowe on August 11, 2025

All iron pins set are 5/8" x 30" with an attached plastic identification cap stamped Robert A. Lowe P.S. 8415



OFFICE COPY
NOT RECORDBABLE
Robert A. Lowe
Ohio Professional Surveyor S-8415

DESCRIPTION
APPROVED
By: J.M. Barnhardt
9-4-2025

STATE OF OHIO
MUSKINGUM COUNTY, BRUSH CREEK TOWNSHIP
SECTION 6, T11N, R13W, CONGRESS LANDS EAST OF THE SCIOTO RIVER

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

9/4/25
DATE

CHARLES CURTIS
OR VOLUME 2195 PAGE 784
08-01-06-09-000

ALMA N. WELCH TRUSTEE
OR VOLUME 1550 PAGE 373
08-01-06-07-000

DESCRIPTION
APPROVED

By: D.M. Barnhard
9-4-2025

MICHAEL DALE BARNETT
BRITTANY NICOLE MAZIAR
OR VOLUME 2858 PAGE 35
47-32-12-26-000

TRACT 1
J DOUGLAS SWARTS
KITTY DIANNE SWARTS
OR VOLUME 2441
PAGE 411
PART OF
08-01-06-10-000
8.428 ACRES

TRACT 2
J DOUGLAS SWARTS
KITTY DIANNE SWARTS
OR VOLUME 2441 PAGE 411
PART OF 08-01-06-10-000
11.542 ACRES

J DOUGLAS SWARTS
KITTY DIANNE SWARTS
OR VOLUME 2441 PAGE 411
08-01-06-11-000

CHARLES ARTHUR HAMMER
SALLY LOUISE HAMMER
OR VOLUME 2123 PAGE 138
08-01-06-20-000

JOHN SMITH
CATHY SMITH
OR VOLUME 3116
PAGE 646
47-32-12-25-000

LEGEND

- △ SURVEY POINT
- ✕ MAG NAIL FOUND
- ⊙ RR SPIKE FOUND
- ⊙ IRON PIN FOUND
- ⊙ IRON PIPE FOUND

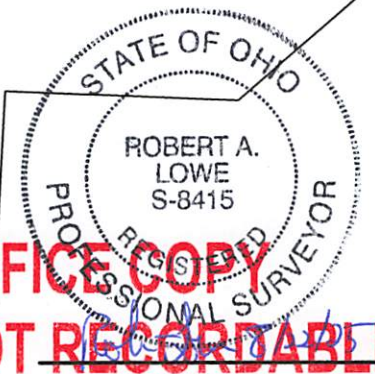
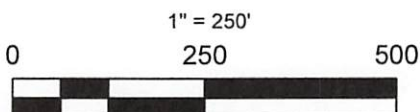
IMPORTANT DOCUMENTS INCLUDE:
SURVEY BY LOWE
SURVEY BY GRAVES
SURVEY BY NICHOLS
SURVEY BY BOWMAN
SURVEY BY FORSHEY
DEEDS AS NOTED

IRON PINS SET ARE 30" X 5/8" REBAR WITH AN
ATTACHED IDENTIFICATION CAP STAMPED
ROBERT LOWE S-8415

INFORMATION SHOWN HEREON IS BASED ON AN
ACTUAL FIELD SURVEY ON AUGUST 11, 2025,
UNDER THE DIRECTION OF ROBERT LOWE P.S.
8415

BEARINGS ARE BASED ON NAD83(2011) OHIO
STATE PLANE SOUTH

LINE	BEARING	DISTANCE
L1	S 34°53'11" E	43.00'
L2	S 39°16'59" E	47.75'
L3	S 40°03'46" E	78.88'
L4	S 41°09'37" E	122.34'
L5	S 30°35'10" E	67.52'
L6	S 02°04'26" E	95.17'
L7	S 10°19'19" W	70.76'
L8	S 11°18'43" W	74.71'
L9	S 10°13'01" W	83.48'
L10	S 14°40'15" W	90.19'
L11	S 27°01'34" W	36.66'
L12	S 33°59'37" W	32.56'
L13	N 85°50'47" W	132.00'
L14	N 48°56'37" E	110.97'
L15	N 67°01'17" E	98.59'



ROBERT LOWE P.S. 8415
19141 SALT RUN RD
CALDWELL, OH 43724