

Description of 12.954 acre tract 2

Situated in the State of Ohio, Muskingum County, Brush Creek Township, being part of northwest quarter of Section 15, 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 a marked stone found at the northeast corner of the northwest quarter of section 15, said point also being the northwesterly corner of a tract of land described in OR volume 1965 page 439 to Joseph E. Biggs, said point being the **True Point of Beginning** for the parcel herein described;

Thence along said quarter section line and said westerly line, S03°24'02"W (passing an iron pin found at 960.17 feet, Nichols) 993.73 to a point in the centerline of Dennis rd;

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

1. Thence N21°36'21"W 100.64 feet to a point;
2. Thence N36°55'19"W 54.73 feet to a point;
3. Thence N52°14'31"W 67.05 feet to a point;
4. Thence N62°42'35"W 91.81 feet to a point;
5. Thence N59°06'05"W 203.13 feet to a point;
6. Thence N53°10'02"W 129.93 feet to a point;
7. Thence N45°05'21"W 123.97 feet to a point;
8. Thence N40°12'16"W 314.41 feet to a point;
9. Thence N38°27'04"W 248.54 feet to a point, said point being easterly line of a tract of land described in OR volume 2123 page 138 to Charles Arthur Hammer and Sally Louise Hammer;

Thence along said easterly line, N48°49'56"E (passing an iron pin set at 12.29 feet) 174.96 feet to an iron pipe found;

Thence N03°07'54"E 3.44 feet to an iron pin found, said point being on the north section line;

Thence along said section line, S86°32'50"E 856.74 feet to the **Place of Beginning**.

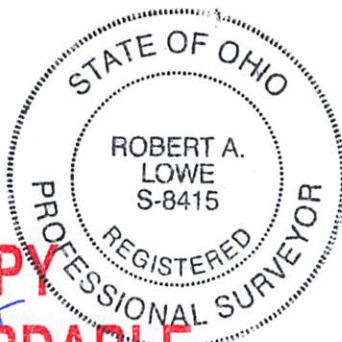
The above described area contains 12.954 acres and is part of Auditors parcel number 08-15-15-03-000

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 RECORDABLE

Ohio Professional Surveyor S-8415

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

9/4/25
DATE

DESCRIPTION
APPROVED
By: D.A. Barnhard
9-4-2025

STATE OF OHIO
MUSKINGUM COUNTY, BRUSH CREEK TOWNSHIP
SECTION 15, T11N, R13W, CONGRESS LANDS EAST OF THE SCIOTO RIVER

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

J DOUGLAS SWARTS
KITTY DIANNE SWARTS
OR VOLUME 2441 PAGE 411
08-01-06-12-000

BRUSH CREEK TWP, T11N, R13W, SEC 6
BRUSH CREEK TWP, T11N, R13W, SEC 15

CHARLES ARTHUR HAMMER
SALLY LOUISE HAMMER
OR VOLUME 2123 PAGE 138
08-15-15-04-000

TRACT 2
J DOUGLAS SWARTS
KITTY DIANNE SWARTS
OR VOLUME 2441 PAGE 411
PART OF 08-15-15-03-000
12.954 ACRES

TRACT 1
J DOUGLAS SWARTS
KITTY DIANNE SWARTS
OR VOLUME 2441 PAGE 411
PART OF 08-15-15-03-000
31.631 ACRES

LINE	BEARING	DISTANCE
L1	S 38°27'04" E	248.54'
L2	S 40°12'16" E	314.41'
L3	S 45°05'21" E	123.97'
L4	S 53°10'02" E	129.93'
L5	S 59°06'05" E	203.13'
L6	S 62°42'35" E	91.81'
L7	S 52°14'31" E	67.05'
L8	S 36°55'19" E	54.73'
L9	S 21°36'21" E	100.64'
L10	N 48°49'56" E	174.96'
L11	N 03°07'54" E	3.44'

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DATE

BRADLEY PERRY
TIFFANY LUDWIG
OR VOLUME 3113
PAGE 599
08-15-15-05-000

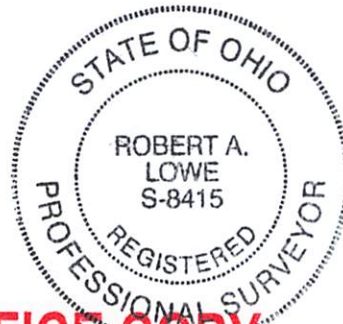
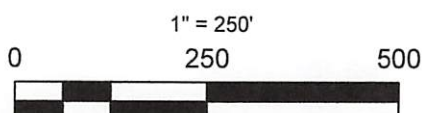
WHD PROPERTY HOLDINGS LLC
OR VOLUME 3265 PAGE 160
08-15-15-26-000

DOUGLAS D. DARR
KATHY M. DARR
OR VOLUME 1825
PAGE 822
08-15-15-16-000

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



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NOT RECORDABLE

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

DESCRIPTION
APPROVED

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

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