

23-90-20-10-001
2096 PETERS CREEK RD

DESCRIPTION OF 5.047 ACRES

Situated in the State of Ohio, County of Muskingum, Township of Highland, being in the southwest quarter of the southeast quarter of Section 20, Range 5 West, Township 2 North, of "The United States Military District", being part of a 157.00 acres tract as conveyed to Grace R. Vickers by Deed Volume 530, Page 778 of the Muskingum County Recorder's Office, and being bounded and described as follows:

Commencing for Reference at a ½" iron pin found capped "Claus 6456" at the southwest corner of the southeast quarter of Section 20 (Note: Reference bearing on the south line of southeast quarter of Section 20 used as North 89°29'56" West.);

Thence, with the south line of Section 20, South 89°29'56" East a distance of 27.00 feet to a point in the centerline of Township Road No. 185 (Peters Creek Road), being **THE TRUE POINT OF BEGINNING** for this description;

Thence, from said Point of Beginning and running with the centerline of Township Road No. 185, the following four courses:

- (1) North 02°23'07" East a distance of 136.55 feet to a point;
- (2) Thence North 04°24'55" East a distance of 121.01 feet to a point;
- (3) Thence North 12°23'19" East a distance of 81.58 feet to a point;
- (4) Thence North 24°30'43" East a distance of 10.07 feet to a point;

Thence, leaving the road, South 78°28'41" East a distance of 798.28 feet to an iron pin set, passing through a power pole at a distance of plus 69.40 feet and passing through three iron pins set at distances of plus 30.00 feet, plus 320.31 feet, and plus 456.28 feet, respectively;

Thence South 00°30'04" West a distance of 193.63 feet to an iron pin set in the south line of Section 20;

Thence, with the south line of Section 20, North 89°29'56" West a distance of 817.21 feet to The Point of Beginning, passing through an iron pin set at a distance of plus 787.21 feet;

Containing 5.047 acres, more or less, being a new split out of Parcel No. 23-23-90-20-10-000.

Subject to all legal right-of-ways, easement, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of Township Road No. 185, containing 0.241 acre, more or less.

Subject to the 100-Year Flood Plain restrictions, if applicable.

All iron pins set are 5/8" x 30" rebar capped and labeled "Claus 6456".

The bearings in this description are for angle calculations only and are based on the south line of southeast quarter of Section 20 used as North 89°29'56" West.

A plat of the above-described survey has been submitted for file at the County Engineer's Office.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on an actual field survey of February 18, 2002; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Deed Volume 530, Page 778

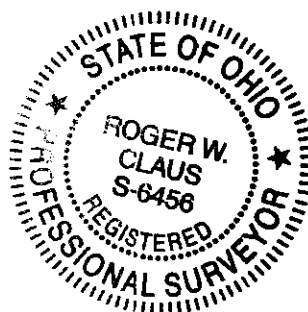
Surveyor:

Date:

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NOT RECORDABLE
2-22-02

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY

2-22-2002



2096 PETERS Creek RD

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF HIGHLAND, BEING IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, RANGE 5 WEST, TOWNSHIP 2 NORTH, OF "THE UNITED STATES MILITARY DISTRICT".

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP "BLOOMFIELD:
- (4) ASCS AERIAL PHOTO
- (5) SURVEY PLAT BY CLAUS SURVEYING
- (6) SURVEY PLAT BY JOSEPH T. SPILKER

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT IT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES.

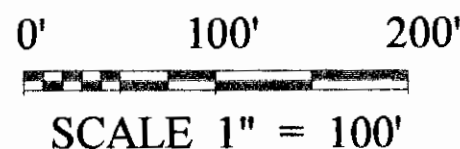
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ROCKY MOUNTAIN SURVEYING SERVICE, INC. 6456 DATE:
33310 CHRISTMAN RIDGE ROAD
LEWISVILLE, OHIO 43754
1-740-567-3168
1-740-567-3106 FAX

REVISIONS	DATE	INITIALS
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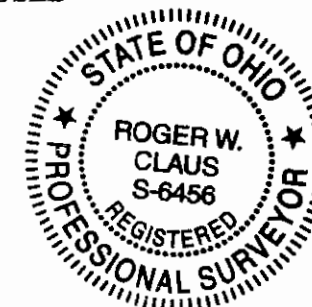
SURVEY PLAT FILE: 020214

Line	Bearing	Distance
1	S 89°29'56"E	27.00'
2	N 2°23'07"E	136.55'
3	N 4°24'55"E	121.01'
4	N 12°23'19"E	81.58'
5	N 24°30'43"E	10.07'
6	S 78°28'41"E	30.00'
7	S 78°28'41"E	39.40'
8	S 78°28'41"E	135.97'
9	N 89°29'56"W	30.00'
10	S 89°29'56"E	27.00'
11	N 89°29'56"W	145.79'



- CORNER FENCE POST FOUND
-  = 1/2" x 30" IRON PIN FOUND CAPPED "CLAUS 6456".
-  = 5/8" x 30" IRON PIN SET CAPPED "CLAUS 6456"
-  = 5/8" IRON PIN FOUND UNCAPPED.
-  = " IRON PIN FD. CAPPED "
-  = " IRON PIN FD. CAPPED "
-  = " IRON PIN FD. CAPPED "
-  = " IRON PIN FOUND
-  = CONCRETE MONUMENT FOUND
-  = MARKED STONE FOUND.
-  = UN-MARKED STONE FOUND
-  = SURVEY ANGLE POINT
-  = RAILROAD SPIKE SET
-  = RAILROAD SPIKE FOUND
-  = TREE WITH WIRE FOUND
-  = EXISTING PROPERTY LINES
-  = FENCE EVIDENCE FOUND
-  = LINES OF THIS SURVEY

THE BEARINGS ON THIS PLAT
ARE FOR ANGLE CALCULATIONS
ONLY AND ARE BASED ON AN
ASSUMED BEARING ON THE
SOUTH LINE OF THE SOUTHEAST
QUARTER OF SECTION 20 USED
AS NORTH 89°29'56" WEST.



CLYTHA
YOUNG
84.06 AC.
D.V. 668,
PG. 177

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY WLB
2-22-2002

TRUE POINT OF
BEGINNING FOR
DESCRIPTION

5.047 ACRES

NEW SPLIT OUT OF LAND OF GRACE R. VICKERS
D.V. 530, PG. 778
PARCEL NO. 23-23-90-20-10-000

SECTION 20

SECTION 21

LLOYD AND LARRY GARNER
41.87 ACRES
PARCEL TWO OF D.V. 1607, PG. 467
PARCEL NO. 23-23-90-21-03-000

L. AND M.
GARNER
12.68 ACRES
D.V. 1607, PG. 463

185 21

LLOYD AND LARRY GARNER
41.87 ACRES

PARCEL TWO OF D.V. 1607, PG. 467
PARCEL NO. 23-23-90-21-03-000