

62-04-01-06
474 CHAPEL HILL RD

DESCRIPTION OF SURVEY FOR GEORGE SLETZER

JOB#544-2

Situated in the State of Ohio, County of Muskingum, Township of Springfield:

Being part of the Northeast Quarter, of Section #5, Township #16, Range #14, of the Congress Lands East of the Scioto River, being all of the remaining portion of the prior deed reference Volume 570, Page 830 of said county's deed records, also being all of the remaining portion of Muskingum County Auditor's Parcel Number 62-62-04-01-06-000, and more particularly described as follows;

Commencing at the Northeast corner of Section #5 as shown as on the Center Line Survey for Interstate 70, recorded in Plat Book 11, Page 47 of said county's plat records; thence S 04 21 40 W 223.32 feet along the East line of Section #5 as shown on said Center Line Survey to a point on curve at center line Station 1132+59.68 of said center line survey; thence S 88 43 24 W 841.23 feet along the chord for said curve to the right having, a radius of 5729.58 feet, and arc length of 841.99 feet as shown on said Center Line Survey to a concrete monument (found) at the PC for said curve being center line Station 1124+17.69; thence N 87 04 00 W 364.92 feet along said center line to center line Station 1120+52.70, from which a concrete monument (found) at center line Station 1120+00 for reference bears N 87 04 00 W 52.69 feet; thence S 02 56 00 W 181.50 feet to an iron pin (set) at 181.50 feet right of center line Station 1120+52.70, also being the common Northeast corner of the prior deed reference Volume 570, Page 830 and a 1.000 acre parcel surveyed from the prior deed reference and to date not recorded; thence S 02 13 53 W 209.43 feet along the common line for said prior deed reference, 1.000 acre parcel, and the F. & L. Polk property as described in deed reference 762, Page 65, to an iron (set by previous survey) at the Southeast corner of said 1.000 acre parcel and being the place of beginning for the property herein intended to be described;

- #1- thence S 02 13 53 W 219.86 feet continuing along the common line between said prior deed reference and Polk property to an iron pin (set) at the common corner for said prior deed reference and Polk property;
- #2- thence N 87 29 17 W 840.02 feet along a common line between said prior deed reference and Polk property to an iron pin (set) at the Southeast corner of a 1.02 acre parcel surveyed from the prior deed reference and to date not recorded;
- #3- thence N 13 34 43 W 269.71 feet along the East line of said 1.02 acre parcel to a common line for said prior deed reference and the R.E. Sletzer property as described in deed reference Volume 697, Page 292, said common line also being the center line of a 50 foot wide easement as described in said Volume 697, Page 292, passing an iron pin (set) on the South right-of-way line for said easement at 239.95 feet;

- #4- thence N 43 34 31 E 69.32 feet along said common line for prior deed reference, R.E. Sletzer property, and easement center line, to an angle point in said easement center line;
- #5- thence N 43 34 31 E 156.32 feet continuing along the common line for said prior deed reference and R.E. Sletzer property, leaving said easement center line, to the Northeast corner of said R.E. Sletzer property, being on the South Right-of-Way line of said Interstate 70, from which an iron pipe (found in the right-of-way fence line) for reference bears N 43 34 31 E 2.92 feet;
- #6- thence S 87 29 17 E 556.45 feet along the South Right-of-Way for Interstate 70 to an iron pin (set by previous survey) at the Northwest corner of said 1.000 acre parcel;
- #7- thence S 02 13 53 W 209.43 feet along the West line of said 1.000 acre parcel to an iron pin (set by previous survey) at the Southwest corner of said 1.000 acre parcel, passing an iron pin (set by previous survey) at 50.00 feet;
- #8- thence S 87 29 17 E 208.00 feet along the South line of said 1.000 acre parcel to the place of beginning containing 7.49 acres.

The above described property being subject to: and retains use of, an easement 50 feet in width as described in deed reference Volume 697, Page 295; and retains use of, an easement extension 50 feet in width as reserved by and for a 1.000 acre parcel surveyed from the prior deed reference, and to date not recorded; Also retained is an easement 20 feet in width as described in prior deed reference Volume 570, Page 830.

The bearings within the description are based on State Plane Coordinate Grid derived from a Solar Observation (Local Hour Angle Method). Bearings are shown in a format of Degrees, Minutes, and Seconds. Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness R.S.6885). The South right-of-way line for Interstate 70 was established by prorating between center line monuments (found) as reported on the location plan recorded in Plat Book 11, Page 47.

This description was written by Charles R. Harkness Registered Surveyor #6885 from an actual survey completed on September 1, 1993, in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe all or any easements of record, nor encroachments unless otherwise indicated.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY

9-7-93

**OFFICE COPY
NOT RECORDABLE**
Charles R. Harkness R.S. #6885

