

1.640 Ac.

0.640 Acres in Parcel Three is part of Auditors Parcel 73-39-02-02-000 and 1.000 Ac in Parcel Four is All of Auditors Parcel 73-39-02-03-000 in O.R. 2591, Pg. 752 owned by Nancy L. Apperson and Brian E. Apperson at 3050 Wayne Ridge Rd.

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

Being a part of the Northeast Quarter of Section 13, Township 12, Range 13 of The Congress Lands East of The Scioto Rive and part of property owned by Nancy L. Apperson and Brian E. Apperson in Official Record Book 2591, Page 752 and being the south part of Parcel Three and Part of Auditors Parcel 73-39-02-02-000 and all of Parcel Four and all of Auditors Parcel 73-39-02-03-000 in said Township bounded and described as follows:

Commencing at a 3/4" pipe set in concrete at the northeast corner of said northeast quarter of section 13; thence **N 88°22'45"W** (The Base of Bearings is Grid from NAD 83 Ohio South State Plane Coordinate System) along the north line of said section **351.34** feet to a stone found; thence **S 2°13'23"E** along Wayne Ridge Road **312.84** feet to a point in the center of said road; thence **S 5°06'30"E 70.00 feet** to a point in said centerline; thence **S 00°51'30"W 45.28** feet to a point in the center of said Wayne Ridge Road at **The True Place of Beginning**; thence continuing **S 00°51'30"W 42.73** feet to a point in said centerline; thence **S 31°06'37"W** along said centerline **132.33** feet to a point and passing from Parcel Three into Parcel Four at **18.67** feet; thence **N 87°15'50"W** along the south line of the grantors property and the north line of property owned by Aaron N. Staley and Monica M. Schneider (O.R. 2495, Pg. 204) a distance of **409.28** feet to a 1" bent pipe and passing an axle found at **20.00** feet; thence **N 2°41'1"E** along the grantors west line and the east line of property owned by Carolyn S. Cable (O.R. 2681, Pg. 385) a distance of **159.14** feet to an iron pin set and passing from Parcel Four into Parcel Three at **100.00** feet; thence **S 87°15'50"E** and through the grantors property a distance of **470.91** feet to **The True Place of Beginning** and passing an iron pin set at **450.16** feet containing **1.640** acres more or less.

0.640 acres in Parcel Three is Part of Auditors Parcel No. **73-39-02-02-000**.

1.000 acres is Parcel Four and All of Auditors Parcel No. **73-39-02-03-000**.

Subject to all legal right of ways and easements on record.

Iron pins set are 5/8"x 30" rebar capped Graves 5792.

Base of Bearings is Grid from NAD 83 Ohio South State Plane Coordinate System.

This Description written April 4, 2022 from a field survey by Richard Max Graves Registered Surveyor No. 5792.

OFFICE COPY
Richard Max Graves
NOT RECORDABLE



DESCRIPTION

APPROVED

By: *[Signature]* APPROVED

MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

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