

LEGAL DESCRIPTION FOR LOT SPLIT
FOR JOE BENEDICT

73-75-02-01-000

5.0513 ACRES

OUT OF 23.36 ACRES-PART OF PARCEL No. 73-75-02-01-000

CURT PAUL DR. 1145, PG. 108
DURANTS ROAD

PS

5.0513 ACRES

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF WAYNE, BEING PART OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 8, TOWNSHIP 11, RANGE 13 AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENNCING AT THE SOUTHWEST CORNER OF LOT 1 OF CULBERTSON'S SUBDIVISION IN WAYNE TOWNSHIP (REPLAT BOOK 1, PAGE 276) THENCE N 81° 00' 00" E A DISTANCE OF 134.00' ALONG THE SOUTHERLY LINE OF THE CHAMBERS TRACT AS RECORDED IN DR. 938, PG. 238 MUSKINGUM COUNTY (ALL REFERENCES MADE TO SAID MUSKINGUM COUNTY) TO A REBAR FOUND, SAID REBAR BEING THE NORTHWEST CORNER OF A 23.36 ACRE TRACT CONVEYED TO CURT PAUL AS RECORDED IN DR. 1145, PG. 108 AND TO THE NORTHWEST CORNER OF A 8.2278 ACRE TRACT FOR JOE BENEDICT.

THENCE S 06° 38' 40" W A DISTANCE OF 820.89' ALONG SAID EASTERLY LINE OF MUSKINGUM RIVER AND GRAVEL COMPANY AS RECORDED IN DR. 531, PG. 597 TO A REBAR SET, SAID REBAR BEING THE SOUTHWEST CORNER OF A 5.0278 ACRE TRACT FOR JOE BENEDICT AND THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED 5.0513 ACRE TRACT

THENCE S 76° 55' 58" E A DISTANCE OF 717.37' THROUGH SAID 23.36 ACRE TRACT TO A REBAR FOUND AT THE SOUTHEAST CORNER OF SAID 5.0278 ACRE TRACT AND THE NORTHEAST CORNER OF THE SAID HEREIN DESCRIBED 5.0513 ACRE TRACT.

THENCE S 03° 56' 08" E A DISTANCE OF 308.48' ALONG THE WESTERLY LINE OF THE MUSKINGUM RIVER AND GRAVEL COMPANY AS RECORDED IN DR. 464, PG. 658 TO A REBAR SET, SAID REBAR BEING THE SOUTHEAST CORNER OF SAID HEREIN DESCRIBED 5.0513 ACRE TRACT.

THENCE N 76° 55' 58" W A DISTANCE OF 774.37' THROUGH SAID 23.36 ACRE TRACT TO A REBAR SET AT THE SOUTHWEST CORNER OF SAID HEREIN DESCRIBED 5.0513 ACRE TRACT.

THENCE N 06° 38' 40" E A DISTANCE OF 296.86' TO THE TRUE POINT OF BEGINNING CONTAINING 5.0513 ACRES OF GROUND MORE OR LESS AND BEING SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD.

BASIS OF BEARINGS BEING THE NORTHERLY LINE OF A PLAT OF SURVEY FOR C. PAUL AS SURVEYED BY DOUGLAS R. DAVIS P.S. No. 7972 ON MARCH 13, 1999

ALL REBAR SET ARE 3/4" IN DIAMETER AND 32" IN LENGTH AND ARE DISTINGUISHED BY A PLASTIC ORANGE CAP LABELED "P.S. 8018"

THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM AN ACTUAL FIELD SURVEY DATED NOVEMBER 9, 2003 BY JOHN R. ECKARD II P.S. No. 8018 OF BENCHMARK LAND SURVEYING - GAHANNA, OHIO (614) 472-3333

**OFFICE COPY
NOT RECORDABLE**
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DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY R. Buckley
7-14-2004

JULY 10, 2004