

73-84-02-72

430 WENZ WAY

0.720 Ac.

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

Being a part of the Northwest Quarter of Section Thirty (30), Township Thirteen (13), Range Twelve (12) of the Congress Lands East of the Scioto River and part of a 8.72 acre parcel owned by Donald and Janet Staker and Recorded in Deed Book 819, Page 64 of the Muskingum County Deed Records bounded and described as follows:

Commencing at an axle found at the northeast corner of Lot 16 of John Wheeler's First Addition to Duncan Falls (P.B. 7, Pg. 30); thence S 2 42 38 W (the base of bearings for this description is state plane grid from a solar observation) along the east line of Wheeler's First Addition and Wheelers Second Addition (P.B.7, Pg.39) a distance of 458.01 feet to a stone in the center of the east end of Maple Street; thence S 88 13 48 E along the north line of property owned by Gladys Janusz (Vol.549, Pg.567) 137.00 feet to an iron pin set at the true place of beginning for the following described parcel; thence continuing S 88 13 48 E along the north line of said Janusz property and the north line of a 6.60 acre parcel owned by Carol Huffman (Vol.862, Pg.110) a distance of 137.00 feet to an iron pin set; thence N 2 42 38 E 229.00 feet to a point in the center of a 50.00 foot road easement and passing through an iron pin set at 204.00 feet; thence N 88 13 48 W along the center of said road easement 137.00 feet to a point; thence S 2 42 38 W 229.00 feet to the true place of beginning and passing through an iron pin set at 25.00 feet.

Containing seventy two hundredths (0.72) of an acre.

Part of Auditors parcel No. 73-84-02-72-000.

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

This description was written February 4, 1997 by Richard Max Graves Registered Surveyor No.5792.

The above described property is subject to a 15.00 foot easement for utilities along the entire south end and the entire east side and is subject to and has the use of a 50.00 foot road easement the center of which is described as follows: Beginning at the northwest corner of the above described parcel; thence S 88 13 48 E 419.79 feet to a point; thence on a curve to the right having a radius of 35.00 feet (the chord of which bears S 36 42 35 E 54.80 feet) an arc distance of 62.94 feet to a point; thence S 14 48 37 W 191.00 feet to a point on the south property line of Donald and Janet Staker (Vol.819, Pg.64), said point bears N 88 13 48 W 26.24 feet from an axle at the southeast corner of said property.

The above property also has the use of a 40.00 road easement described as follows: Beginning at an axle at the southeast corner of said Donald and Janet Staker property (Vol.819, Pg.64); thence N 14 00 02 E 40.03 feet to an iron pin; thence S 75 38 16 E 207.08 feet to a two inch pipe on the westerly line of Mound Road; thence S 26 35 44 W along the westerly line of said Mound Road 40.93 feet to an axle found; thence N 75 38 47 W 198.15 feet to the place of beginning.

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER
BY ATSD
2-12-97

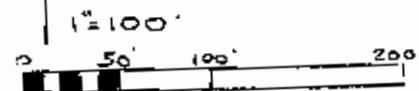
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BASE OF BEARINGS IS STATE PLANE
GRID BY AN OBSERVATION OF THE

SUN
0 7/8" x 30" IRON PIN SET (CLIPPED)

- PIPE FOUND
- ⊗ AXLE FOUND
- STONE FOUND



VOL. 819, Pg. 64
VOL. 862, Pg. 110
VOL. 549, Pg. 567

SURVEY OF HENRY WENTZ
LANDS BY ROBT. B. PINNICK
#3858 (NOW VOL. 819, P. 64)

WAYNE TWP. TAXMAP
73-84

WHEELER'S ADD.
P.B. 7, P. 30, # P.B. 7, P. 39
ZANESVILLE EAST QUAD.

RICHARD MAX GRAVES
REGISTERED SURVEYOR #3792

2025 KENLO WOODS DR.

N. 1000 CHIO 43830

REVISED FEB. 11, 1997 BY

Richard M. Graves

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