



44-58-01-29-000

File No. 17-024
April 18, 2017

LEGAL DESCRIPTION
PPN 44-58-01-29-000
6535 County Road No. 418
Township of Muskingum, Ohio

Situated in the Township of Muskingum, County of Muskingum, and State of Ohio, and known as being part of the Third Quarter of Township 2, Range 7, further known as being all of those lands conveyed to Beneficial Financial I Inc. by deed recorded in Deed Book 2676, Page 248 of Muskingum County Records, said premises being more particularly bounded and described as follows:

Commencing for reference at a brass disc monument stamped "U. S. G. S. F 245 1959"; thence North $17^{\circ}-40'-56''$ West, a distance of 698.53 feet to a point in the centerline of County Road No. 418 (also known as Friendly Hills Road), 40 feet wide, said point being a northeasterly corner of the First Parcel of lands conveyed to Alicia M. Newell by deed recorded in Deed Book 1785, Page 263 of Muskingum County Records and the **TRUE PLACE OF BEGINNING** of the premises herein described;

Course No. 1: thence **South $82^{\circ}-40'-39''$ West** along a northerly line of the First Parcel of said Alicia M. Newell lands, passing through an iron pin set at 20.00 feet, a total distance of **205.85 feet** to a 1-inch iron pin found at a northwesterly corner thereof, said point also being a northeasterly corner of the Fourth Parcel of the aforementioned Alicia M. Newell lands and a southeasterly corner of lands conveyed to Todd L. and Donna J. Jasper by deed recorded in Deed Book 1651, Page 411 of Muskingum County Records;

Course No. 2: thence **North $05^{\circ}-19'-21''$ West** along an easterly line of said Jasper lands, a distance of **165.90 feet** to a northeasterly corner thereof;

Course No. 3: thence **North $87^{\circ}-16'-36''$ West** along a northerly line of said Jasper lands, passing through a 1-inch iron pipe found at 0.90 foot, a total distance of **203.42 feet** to a 1-inch iron pin found at an internal corner thereof;

Course No. 4: thence **North $04^{\circ}-19'-00''$ East** along an easterly line of said Jasper lands, a distance of **361.12 feet** to a 1-inch iron pin found at a northeasterly corner thereof, said point being located on a southerly line of lands conveyed to The State of Ohio Division of Wildlife by deed recorded in Deed Book 475, Page 148 of Muskingum County Records (a 5/8-inch rebar was found distant North $89^{\circ}-38'-09''$ West, 705.85 feet from said point);

Course No. 5: thence **South 89°-38'-09" East** along a southerly line of said State of Ohio Division of Wildlife lands, a distance of **53.25 feet** to an iron pin set at a southeasterly corner thereof, said point also being a southwesterly corner of Parcel One and a northwesterly corner of Parcel Two of lands conveyed to Harold E. Newell, Sr., transfer on death to John E. Newell, Mark A. Newell and Conard R. Newell by deed recorded in Deed Book 2465, Page 731 of Muskingum County Records;

Course No. 6: thence **South 53°-16'-09" East** along a southwesterly line of Parcel Two of said Harold E. Newell, Sr. lands, a distance of **257.83 feet** to an iron pin set at a southwesterly corner thereof;

Course No. 7: thence **South 89°-38'-09" East** along a southerly line of Parcel Two of said Harold E. Newell, Sr. lands, passing through an iron pin set at 100.00 feet, a total distance of **121.00 feet** to its intersection with the centerline of the aforementioned County Road No. 418;

Course No. 8: thence **South 01°-20'-18" West** along the centerline of County Road No. 418, a distance of **194.36 feet** to an angle therein;

Course No. 9: thence **South 06°-53'-21" East** along the centerline of County Road No. 418, a distance of **160.25 feet** to the true place of beginning, said premises containing **3.235 acres** of land more or less, as surveyed in April of 2017 by Adam D. Treat, Registered Professional Land Surveyor No. 8058 on behalf of **McSteen & Associates, Inc.** under Project No. 17-024 and being subject to all legal highways and easements of record.

The basis of bearings for this survey is North 04°-19'-00" East as the westerly line of the surveyed premises, as evidenced by monuments found, and is the same bearing as found in Deed Book 2676, Page 248 of Muskingum County Records. All iron pins set are 30-inch long, 5/8-inch diameter rebar with an identification cap stamped "McSTEEN CA 96-026".

DESCRIPTION

APPROVED

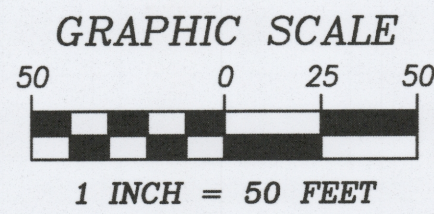
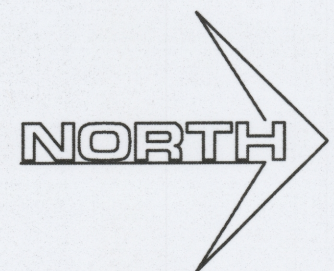
By:

OFFICE COPY
NOT RECORDABLE

Adam D. Treat
Registered Professional Land Surveyor No. 8058



44-58-01-29-000 B



- denotes rebar found as noted
- ④ denotes brass disc monument found as noted
- denotes iron pipe found as noted
- ⊙ denotes 5/8" diameter x 30" long rebar with "McSTEEN CA 96-026" ID cap set

SURVEY REFERENCES USED

Subject and adjoining deeds as noted

Maps of Survey:
John R. Marshall, P. S. No. 5307, dated January 20, 1981
Earl R. Donaker, P. S. No. 7142, dated May, 1992

MAP OF SURVEY for 6535 COUNTY ROAD No. 418

Known as being part of the Third Quarter of Township 2, Range 7, now situated in the

TOWNSHIP OF MUSKINGUM
COUNTY OF MUSKINGUM - STATE OF OHIO

Mc Steen & Associates

LAND SURVEYORS
1415 East 286th Street Wickliffe, OH 44092
440.585.9800 Fax 440.585.9802 www.mcsteen.com

This survey is a boundary survey prepared in accordance with Chapter 4733-37, Ohio Administrative Code. The basis of bearings for this survey is North 04°-19'-00" East as the westerly line of the surveyed premises, as evidenced by monuments found, and is the same bearing as found in Deed Book 2676, Page 248 of Muskingum County Records. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30" long 5/8" rebar with an identification cap stamped "McSTEEN CA 96-026".

OFFICE COPY
NOT RECORDABLE

ADAM D. TREAT REG. PROF. SURV. No. 8058
Job No.: 17-024
Field Date: April 12, 2017
Survey Date: April 18, 2017
Latest Revision Date:

DESCRIPTION
APPROVED
By: *[Signature]*



PPN 44-58-01-30-000
TODD L. & DONNA J. JASPER
DEED BOOK 1651, PAGE 411 M. C. R.

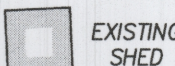
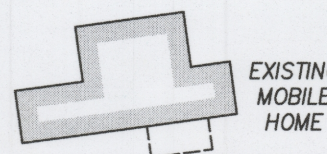
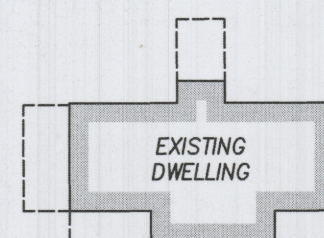
PPN
44-58-01-23-000
STATE OF OHIO
DIVISION OF WILDLIFE
DEED BOOK 475,
PAGE 148 M. C. R.

PPN 44-58-01-29-000
BENEFICIAL FINANCIAL I INC.
DEED BOOK 2676, PAGE 248 M. C. R.
AREA: 3.235 ACRES

HAROLD E. NEWELL, SR., T. O. D. TO
JOHN E. NEWELL, MARK A. NEWELL
& CONARD R. NEWELL
DEED BOOK 2465, PAGE 731 M. C. R.

PPN 44-58-01-27-000
PARCEL ONE

PPN 44-58-01-28-000
PARCEL TWO



1" IRON PIPE
FD. & USED

5/8" REBAR
FD. & USED
FOR LINE

1" IRON PIPE
FD. & USED

143°38'00"
DEED & USED

S 89°38'09" E
53.25' DEED
& USED

257.83' DEED & USED
S 53°16'08" E

143°38'00"
DEED & USED

121.00'
DEED & USED
S 89°38'09" E

194.53' DEED 194.36' CALC.
S 01°20'18" W

160.25' DEED & USED
S 06°53'21" E

90°26'00"
DEED & USED

S 82°40'39" W
185.85' DEED & USED

1" IRON PIPE FD.
15.13' S., 0.28' W.

PPN 44-58-01-32-000
FOURTH PARCEL

N 05°19'21" W
156.62' DEED & CALC.

N 05°19'21" W
165.90' DEED
& USED

1" IRON PIPE (BENT)
FD. ON LINE, 0.90' W.

N 87°16'36" W
202.85' DEED
203.42' CALC.

1" IRON PIPE
FD. & USED

N 04°19'00" E (BASIS OF BEARINGS)
360.98' DEED 361.12' CALC.

COUNTY ROAD No. 418 (40')
a. k. a. FRIENDLY HILLS ROAD

POINT OF
COMMENCEMENT
N 17°40'56" W
698.53' CALC.

BRASS DISC MON. FD.
"U. S. G. S. F 245 1959"