

W. J. Biedenbach & Associates

SURVEYING & MAPPING
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Being a part of a tract conveyed to Maurice W. and Evelyn L. Mann as recorded in Deed Book Volume 583 page 275 of the Muskingum County Deed Records; situated in Lot number 11 of a subdivision made by the executors of George Jackson and delineated in the alterations of Lots number 6, 11, and 12 in Deed Book Volume "o" page 489 of the Muskingum County Deed Records, 3rd Quarter of Township 2, Range 7, of the United States Military Lands, Washington Township, Muskingum County, Ohio and being further described as follows:

Commencing at the North East Corner of said Lot number 11 in the center of State Route 666; thence South 05 degrees 25 minutes 00 seconds West 796.00 feet (by deed) to a point in the said center of State Route 666; thence South 02 degrees 41 minutes 00 seconds West 159.70 feet (by deed) to a point in the center of State Route 666; thence South 10 degrees 37 minutes 00 seconds East 197.60 feet (by deed) to a point in the said center of State Route 666; thence South 20 degrees 55 minutes 00 seconds East 125.00 feet (by deed) to a point in the said center of State Route 666; thence South 64 degrees 00 minutes 00 seconds West 260.50 feet to a point (marked by an existing iron pin,) said point being the South West corner of a 0.95 acre tract conveyed in Deed Book Volume 537 page 124 of the Muskingum County Deed Records, said point also being North 48 degrees 05 minutes 00 seconds West 201.65 feet from an existing iron pin at the South East corner of said 0.95 acre tract; thence South 89 degrees 55 minutes 09 seconds West 289.22 feet to a point on the westerly line of property owned by Ila L. Hittle and Lee Hittle as recorded in Deed Book Volume 495 page 515 of the Muskingum County Deed Records; thence South 03 degrees 56 minutes 49 seconds West 438.24 feet along the said westerly line of Ila L. and Lee Hittle to a point marked by an iron pin set (5/8 inch rebar), said point being the place of beginning of the tract herein intended to be conveyed; thence continuing South 63 degrees 56 minutes 49 seconds West 276.90 feet to a point on the low water mark of the Muskingum River, passing a point marked by an iron pin set (5/8 inch rebar) at 255.90 feet; thence North 42 degrees 58 minutes 21 seconds West 288.89 feet to a point on the said low water mark of the Muskingum River; thence North 47 degrees 46 minutes 29 seconds East 291.62 feet to a point marked by an iron pin set (5/8 inch rebar), passing points marked by existing iron pins (3/4 inch i.d. pipe) at 23.00 feet and 134.50 feet; thence South 38 degrees 47 minutes 59 seconds East 366.64 feet to the place of beginning.

Containing 2.104 more or less acres.

Subject to the following Easement for Ingress and Egress

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Commencing at the North East Corner of said Lot number 11 in the center of State Route 666; thence South 05 degrees 25 minutes 00 seconds West 796.00 feet (by deed) to a point in the said center of State Route 666; thence South 02 degrees 41 minutes 00 seconds West 159.70 feet (by deed) to a point in the said center of State Route 666; thence South 10 degrees 37 minutes 00 seconds East 197.60 feet (by deed) to a point in the said center of State Route 666; thence South 20 degrees 55 minutes 00 seconds East 125.00 feet (by deed) to a point in the said center of State Route 666; thence South 64 degrees 00 minutes 00 seconds West 260.50 feet to a point marked by an existing iron pin, said point being the South West Corner of a 0.95 acre tract conveyed in Deed Book Volume 537 page 124 of the Muskingum County Deed Records, said point also being North 48 degrees 05 minutes 00 seconds West 201.65 feet from an existing iron pin at the south East Corner of said 0.95 acre tract; thence South 89 degrees 55 minutes 09 seconds West 289.22 feet to a point on the westerly