



LEGAL DESCRIPTION
1.7252 ACRES

70-90-05-11
2445 PLEASANT GROVE
RD

SITUATED IN THE TOWNSHIP OF WASHINGTON, COUNTY OF MUSKINGUM, STATE OF OHIO, AND BEING A PART OF QUARTER TOWNSHIP 4, TOWNSHIP 1N, RANGE 7W, OF THE UNITED STATES MILITARY LANDS, ALSO BEING A PART OF LOT 10 OF HOWARD'S SUBDIVISION, AS RECORDED IN DEED BOOK 9, PAGE 24, IN THE MUSKINGUM COUNTY DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A SURVEY OF 4 PARCELS CONVEYED TO GERTRUDE GRAHAM, AS RECORDED IN DEED VOLUME 946, PAGE 305, IN THE MUSKINGUM COUNTY DEED RECORDS, AND FURTHER DESCRIBED AS FOLLOWS;

COMMENCING AT A RAILROAD SPIKE SET IN THE CENTERLINE OF STATE ROUTE 40 MARKING THE NORTHEAST CORNER CORNER OF SAID LOT 10, BEING THE NORTHEAST CORNER OF A PARCEL CONVEYED TO LARRY H. AND EDNA H. HUFFMAN, AS RECORDED IN DEED VOLUME 886, PAGE 70, AND BEING THE NORTHWEST CORNER OF A PARCEL CONVEYED TO SYLVESTER B. BURKHART, AS RECORDED IN DEED VOLUME 321, PAGE 341, IN THE MUSKINGUM COUNTY DEED VOLUMES;

THENCE, S 05°02'18" W 419.36 FEET LEAVING SAID CENTERLINE WITH THE EAST LINE OF SAID LOT 10, THE SAME BEING THE LINE BETWEEN HUFFMAN AND BURKHART, TO AN IRON PIN FOUND MARKING THE SOUTHEAST CORNER OF SAID PARCEL CONVEYED TO HUFFMAN, BEING THE NORTHEAST CORNER AND PRINCIPLE PLACE OF BEGINNING OF THE TRACT HEREIN TO BE DESCRIBED, AND PASSING OVER AN IRON PIN FOUND AT 215.00 FEET;

THENCE, S 05°02'18" W 369.03 FEET CONTINUING WITH SAID LOT LINE AND THE WEST LINE OF SAID PARCEL CONVEYED TO BURKHART, TO AN IRON PIN SET MARKING THE NORTHEAST CORNER OF A PARCEL CONVEYED TO VIRGIL R. AND IVA LEA GRAHAM, AS RECORDED IN DEED VOLUME 752, PAGE 10, AND BEING THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; SAID IRON PIN SET BEARS N 05°02'18" E 44.70 FEET FROM AN IRON PIN FOUND MARKING THE SOUTHEAST CORNER OF SAID PARCEL CONVEYED TO VIRGIL GRAHAM;

THENCE, N 89°03'04" W 102.52 FEET LEAVING SAID LOT LINE WITH THE NORTH LINE OF SAID PARCEL CONVEYED TO VIRGIL GRAHAM, TO AN IRON PIN SET MARKING THE SOUTHEAST CORNER OF A PARCEL CONVEYED TO GARY AND CAROL GRAHAM, AS RECORDED IN DEED VOLUME 752, PAGE 105;

THENCE, N 04°44'13" E 162.78 FEET WITH THE EAST LINE OF SAID PARCEL CONVEYED TO GARY GRAHAM, TO AN IRON PIN FOUND MARKING THE NORTHEAST CORNER THEREOF;

THENCE, S 89°43'38" W 198.56 FEET WITH THE NORTH LINE OF SAID PARCEL CONVEYED TO GARY GRAHAM, TO AN IRON PIN FOUND ON THE EAST LINE OF A PARCEL CONVEYED TO CLAYTON B. GRIMES, AS RECORDED IN DEED VOLUME 1028, PAGE 405, AND PASSING OVER AN IRON PIN SET AT 158.56 FEET;

THENCE, N 15°52'54" E 172.20 FEET WITH THE EAST LINE OF SAID PARCEL CONVEYED TO GRIMES, TO AN IRON PIN FOUND MARKING THE NORTHEAST CORNER THEREOF, AND BEING THE SOUTHEAST CORNER OF A PARCEL CONVEYED TO RONALD L. AND RUTH L. NELVIN, AS RECORDED IN DEED VOLUME 713, PAGE 321;

THENCE, N 23°07'04" E 50.44 FEET WITH THE EAST LINE OF SAID PARCEL CONVEYED TO NELVIN, TO AN IRON PIN FOUND MARKING THE SOUTHWEST CORNER OF SAID PARCEL CONVEYED TO HUFFMAN, AND BEING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, S 88°26'19" E 253.23 FEET WITH THE SOUTH LINE OF SAID PARCEL CONVEYED TO HUFFMAN, TO THE PLACE OF BEGINNING, AND CONTAINING 1.7252 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAYS OF RECORD.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

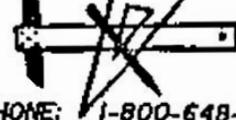
BY Kirby Thompson
11-19-92

DPH SURVEYING

P.O. Box 429 Thornville, Ohio 43076

FAX NO: 614-246-9201

OHIO PHONE: 1-800-648-813



TOGETHER WITH A RIGHT OF WAY FOR INGRESS AND EGRESS AND FROM THE CENTERLINE OF PLEASANT GROVE ROAD (COUNTY ROAD NO. 5) TO THE SOUTH LINE OF THE ABOVE DESCRIBED 1.7252 ACRE PARCEL, AND IS A RESURVEY OF SAID RIGHT OF WAY RECORDED IN DEED VOLUME 512, PAGE 973, IN THE MUSKINGUM COUNTY DEED VOLUMES, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN FOUND ON THE EAST LINE OF A PARCEL CONVEYED TO CLAYTON B. GRIMES, AS RECORDED IN DEED VOLUME 1028, PAGE 405, ALSO BEING A CORNER TO SAID 1.7252 ACRE PARCEL AND THE NORTH LINE OF A PARCEL CONVEYED TO GARY AND CAROL GRAHAM, AS RECORDED IN DEED VOLUME 752, PAGE 105, AND BEING THE PRINCIPLE PLACE OF BEGINNING OF THE RIGHT OF WAY HEREIN TO BE DESCRIBED: SAID IRON PIN BEARS S 23°07'04" W 50.44 FEET AND S 15°52'54" W 172.20 FEET FROM AN IRON PIN FOUND MARKING THE NORTHWEST CORNER OF SAID 1.7252 ACRE PARCEL;

THENCE, N 89°43'38" E 40.00 FEET WITH THE SOUTH LINE OF SAID 1.7252 ACRE PARCEL, THE SAME BEING THE NORTH LINE OF SAID PARCEL CONVEYED TO GARY GRAHAM, TO AN IRON PIN SET;

THENCE WITH A LINE ACROSS SAID PARCEL CONVEYED TO GARY GRAHAM THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) S 00°16'22" E 21.00 FEET TO AN IRON PIN SET;
- 2) N 87°35'51" W 17.88 FEET TO A RAILROAD SPIKE SET IN THE CENTERLINE OF PLEASANT GROVE ROAD;

THENCE, N 00°04'13" E 15.00 FEET TO A RAILROAD SPIKE SET MARKING THE SOUTHWEST CORNER OF SAID PARCEL CONVEYED TO GRIMES, AND BEING THE NORTHWEST CORNER OF SAID PARCEL CONVEYED TO GARY GRAHAM;

THENCE LEAVING SAID ROAD WITH THE SOUTHERLY LINE OF SAID PARCEL CONVEYED TO GRIMES, THE SAME BEING THE NORTHERLY LINE OF SAID PARCEL CONVEYED TO GARY GRAHAM, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 3) S 86°11'50" E 77.38 FEET TO AN IRON PIN FOUND;
- 4) N 04°16'34" E 6.02 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 0.0435 ACRES, MORE OR LESS.

THE BEARINGS OF THE ABOVE DESCRIPTION ARE BASED ON THE EAST LINE OF LOT 10 OF HOWARD'S SUBDIVISION, AS RECORDED IN DEED BOOK 9, PAGE 24, IN THE MUSKINGUM COUNTY DEED RECORDS, AS S 05°02'18" W.

ALL IRON PINS SET ARE 5/8" O.D. REINFORCING BARS WITH YELLOW CAPS LABELED "JOHN W HAGAN #4968".

THE ABOVE DESCRIPTION WAS BASED ON AN ACTUAL FIELD SURVEY BY D.P.H. SURVEYING, INC., UNDER THE SUPERVISION OF JOHN W. HAGAN, P.E., P.S., OHIO REGISTERED SURVEYOR #4968, ON NOVEMBER 18, 1992.

DATED 11-19-92

**OFFICE COPY
NOT RECORDABLE**
JOHN W. HAGAN
OHIO REGISTERED SURVEYOR #4968



DPH SURVEYING

P.O. Box 429 Thornville, Ohio 43076

FAX NO.: 614-246-9201

OHIO PHONE: 1-800-648-8151



PROPERTY LOCATION

SITUATED IN THE TOWNSHIP OF WASHINGTON COUNTY OF MUSKINGUM, STATE OF OHIO, BEING PART OF QUARTER TOWNSHIP 4, TOWNSHIP 14, RANGE 7W, OF THE UNITED STATES MILITARY LANDS, AND BEING A PART OF LOT 10 OF HOWARD'S SUBDIVISION, AS RECORDED IN DEED BOOK 9, PAGE 24, IN THE MUSKINGUM COUNTY DEED RECORDS.

PREPARED FOR:

RON HUFFMAN

STATE ROUTE 40

Centerline

NORTHEAST CORNER LOT 10

PLACE OF BEGINNING

BEING A SURVEY OF A 4 TRACT CONVEYED TO GERTRUDE GRAHAM, RECORDED IN DEED VOLUME 946, PAGE 305, IN THE MUSKINGUM COUNTY DEED RECORDS.

LARRY H. & EDNA M. HUFFMAN
Deed Volume 886, Page 70

RONALD & RUTH L. MELVIN
Deed Volume 713, Page 321

CLAYTON B. GRIMES
Deed Volume 1028, Page 405

SYLVESTER B. BURKHART
Deed Volume 321, Page 341

1.7252 ACRES

EAST LINE LOT 10

N 04°16'34" E 6.02'

S 86°11'50" E 77.38'

N 00°04'13" E 15.00'

N 87°35'51" W 117.98'

N 15°52'54" E 172.20'

S 89°43'38" W 198.56'

S 00°16'22" 21.00'

RIGHT OF WAY
Deed Volume 512, Page 973
0.0435 ACRES

GARY & CAROL GRAHAM
Deed Volume 752, Page 105

N 04°44'13" E 162.28'

N 89°03'04" W 102.52'

VERGE R. & IVA LEA GRAHAM
Deed Volume 752, Page 10

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY Kirby Thompson

11-19-92



SCALE: 1" = 50'

THE BEARINGS OF THIS PLAT ARE BASED ON THE EAST LINE OF LOT 10 OF HOWARD'S SUBDIVISION, AS RECORDED IN DEED BOOK 9, PAGE 24, IN THE MUSKINGUM COUNTY DEED RECORDS, AS S 05°02'18" W.

- LEGEND
- IRON PIN FOUND
- IRON PIN SET
- RAILROAD SPIKE SET
- RAILROAD SPIKE FOUND

ALL IRON PINS SET ARE 5/8" d. REINFORCING BARS WITH YELLOW CAPS LABELED JOHN W. HAGAN # 4968

I HEREBY CERTIFY THAT AN ORIGINAL SURVEY WAS MADE OF THE PREMISES AND THAT THIS IS CORRECT TO THE BEST OF MY KNOWLEDGE.

DATED 11-19-92

OFFICE COPY NOT RECORDABLE
JOHN W. HAGAN, P.E., P.S.