

South 79.32 Acre split of Robert and Linda Pletcher lands

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek, and being part of the Northeast Quarter and the Southeast Quarter of Section 19, Township 11, Range 13, Congress Lands East of the Scioto River, and being part of the lands presently owned by Robert J. and Linda K. Pletcher as per Official Record 2225, page 84, and being more particularly described as follows:

Beginning for reference at a stone found at the northwest corner of the Northeast Quarter of Section 19, and also being the northeast corner of lands presently owned by R. C. and S. J. Seyerle(OR 480-183);

Thence along the east line of said Seyerle lands, South 00 degrees 16 minutes 38 seconds West, 1376.66 feet to an iron pin set and the principal place of beginning;

Thence through the lands presently owned by Robert J. and Linda K. Pletcher,(OR 2225-84), South 89 degrees 53 minutes 28 seconds East, 2513.47 feet to an iron pin set on the east line of Section 19, and the west line of lands presently owned by D. and J. Dement,(OR 2196-928);

Thence along the east line of said Dement lands, South 00 degrees 01 minutes 54 seconds East, 1010.34 feet to a point on the northeast corner of lands presently owned by T. M. and C. A. Dobbins, (OR 1718-674), from which an iron pin found bears North 89 degrees 17 minutes 34 seconds East 1.96 feet;

Thence along the north line of said Dobbins lands, South 89 degrees 17 minutes 34 seconds West, 531.39 feet to an iron pin found on the east line of lands presently owned by Carl Brown(OR 1925-423);

Thence along the lines of said Brown lands the following seven courses:

- 1.) North 04 degrees 51 minutes 31 seconds East, 522.40 feet to an iron pin found;
- 2.) South 88 degrees 31 minutes 07 seconds West, 185.56 feet to an iron pin found;
- 3.) South 35 degrees 22 minutes 46 seconds West, 79.90 feet to an iron pin found;
- 4.) South 25 degrees 41 minutes 49 seconds West, 889.78 feet to an iron pin found, passing the quarter section line at 843.73 feet;
- 5.) South 19 degrees 40 minutes 58 seconds East, 271.05 feet to an iron pin found;
- 6.) South 79 degrees 42 minutes 55 seconds West, 427.19 feet to an iron pin found;
- 7.) South 40 degrees 41 minutes 35 seconds East, 212.85 feet to an iron pin found on the northwest corner of C. A. and R. L. Elliot,(OR 1949-530, and OR 1974-836);

Thence along the west line of said Elliot lands, South 28 degrees 56 minutes 02 seconds West, 380.23 feet to an iron pin found on the north line of lands presently owned by Keith Mautz,(OR 1148-373), but under land contract to Danny and Amber Wilson;

Thence along the north lines of said land contract the following five courses:

- 1.) North 59 degrees 06 minutes 18 seconds West, 324.19 feet to an iron pin found, passing iron pins found at 121.42 feet, and 223.66 feet;
- 2.) North 32 degrees 29 minutes 25 seconds East, 277.35 feet to an iron pin found;
- 3.) North 22 degrees 51 minutes 12 seconds West, 347.60 feet to an iron pin found;
- 4.) North 72 degrees 44 minutes 24 seconds West, 154.30 feet to an iron pin found;
- 5.) South 55 degrees 51 minutes 36 seconds West, 761.26 feet to a point on the east line of lands

presently owned by R. C. and S. J. Seyerle, (OR 1962-766), from which an iron pin found bears South 55 degrees 51 minutes 36 seconds West, 0.41 feet;

Thence along the east line of said Seyerle lands, North 00 degrees 00 minutes 38 seconds East, 535.48 feet to a stone found on the southwest corner of the Northeast Quarter of Section 19;

Thence continuing along the east line of said Seyerle lands, (DR 480-183), North 00 degrees 16 minutes 38 seconds East, 1323.79 feet to the principal place of beginning, containing 79.32 acres more or less.

Appended to the above described tract is an augmenting, sixty feet wide, ingress, egress, easement, being more particularly described as follows:

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek, and being part of the Southeast Quarter of Section 19, Township 11, Range 13, Congress Lands East of the Scioto River, and being part of the lands presently owned by Keith Mautz, (OR 1148-373), but under a land contract agreement and use to Danny and Amber Wilson, and being more particularly described as follows:

Beginning for reference at a stone found at the northwest corner of the Northeast Quarter of Section 19, and also being the northeast corner of lands presently owned by R. C. and S. J. Seyerle (DR 480-183);

Thence along the east line of said Seyerle lands, South 00 degrees 16 minutes 38 seconds West, 1376.66 feet to an iron pin set;

Thence through the lands presently owned by Robert J. and Linda K. Pletcher, (OR 2225-84), South 89 degrees 53 minutes 28 seconds East, 2513.47 feet to an iron pin set on the east line of Section 19, and the west line of lands presently owned by D. and J. Dement, (OR 2196-928);

Thence along the east line of said Dement lands, South 00 degrees 01 minutes 54 seconds East, 1010.34 feet to a point on the northeast corner of lands presently owned by T. M. and C. A. Dobbins, (OR 1718-674), from which an iron pin found bears North 89 degrees 17 minutes 34 seconds East, 1.96 feet;

Thence along the north line of said Dobbins lands, South 89 degrees 17 minutes 34 seconds West, 531.39 feet to an iron pin found on the east line of lands presently owned by Carl Brown (OR 1925-423);

Thence along the lines of said Brown lands the following seven courses:

- 1.) North 04 degrees 51 minutes 31 seconds East, 522.40 feet to an iron pin found;
- 2.) South 88 degrees 31 minutes 07 seconds West, 185.56 feet to an iron pin found;
- 3.) South 35 degrees 22 minutes 46 seconds West, 79.90 feet to an iron pin found;
- 4.) South 25 degrees 41 minutes 49 seconds West, 889.78 feet to an iron pin found, passing the quarter section line at 843.73 feet;
- 5.) South 19 degrees 40 minutes 58 seconds East, 271.05 feet to an iron pin found;
- 6.) South 79 degrees 42 minutes 55 seconds West, 427.19 feet to an iron pin found;
- 7.) South 40 degrees 41 minutes 35 seconds East, 212.85 feet to an iron pin found on the northwest corner of C. A. and R. L. Elliot, (OR 1949-530, and OR 1974-836);

Thence along the west line of said Elliot lands, South 28 degrees 56 minutes 02 seconds West, 380.23 feet to an iron pin found on the north line of lands presently owned by Keith Mautz,(OR 1148-373), but under land contract to Danny and Amber Wilson;

Thence along the north line of said land contract, North 59 degrees 06 minutes 18 seconds West, 121.42 feet to an iron pin found and the principal place of beginning;

Thence through the lands under land contract the following two courses:

- 1.) South 23 degrees 10 minutes 11 seconds East, 285.74 feet to an iron pin found;
- 2.) South 46 degrees 24 minutes 58 seconds East, 394.49 feet to a point in the centerline of Irish Ridge Road, (Co. Rd. 32), passing an iron pin found at 363.69 feet;

Thence along the centerline of said road, South 22 degrees 12 minutes 17 seconds West, 44.48 feet to a point on the north line of lands presently owned by W. H. Pletcher and J. Pletcher Van Meter,(OR 2225-95);

Thence along said north line, North 86 degrees 24 minutes 01 seconds West, 29.08 feet to an iron pin found;

Thence through the lands under said land contract the following two courses:

- 1.) North 46 degrees 24 minutes 58 seconds West, 400.53 feet to an iron pin found;
- 2.) North 23 degrees 10 minutes 11 seconds West, 381.12 feet to an iron pin found on the south line of lands presently owned by R. J. and L. K. Pletcher,(OR 2225-84);

Thence along the south line of said Pletcher lands, South 59 degrees 06 minutes 18 seconds East, 102.24 feet to the principal place of beginning, containing 1.02 acres more or less.

Subject to all legal recorded easements and right of ways.

Iron pins set are 5/8 inch rebars , 30 inches long, with plastic identification caps.

Bearings are based on an assumed north meridian and are for angular calculations only.

This description is written based on a field survey completed September 29, 2009, and information from a previous survey dated April 24, 2007, by Jack D. Newcome, Reg. No. 7321.

OFFICE COPY
NOT RECORDED
Jack D. Newcome

Jack D. Newcome, Reg. No. 7321

10-01-09
Date

Parcel No. Part of: 08-25-19-01-000 +- 79.32 Acres
Easement- Part of: 08-25-19-08-004 +- 1.02 Acres



DESCRIPTION
APPROVED
By: *[Signature]*

Stone Found at the
Northeast Corner of the
Northeast Quarter of
Section 18, Township 11,
Range 13, Congress Lands
East of the Scioto River.

SITUATED IN:
State of Ohio, County of Muskingum,
Township of Brush Creek, and being part of
the Northeast, and Southeast Quarter of
Section 19, Township 11, Range 13, Congress
Lands East of the Scioto River.

D. L. Mahon
Life Estate
OR 1993-447

BASIS OF BEARINGS

Bearings are based on an assumed north
meridian and are for angular calculations
only.

R. C. and S. J.
Seyler
OR 460-183

R. J. and L. K.
Fletcher
OR 2225-84

D. and J.
Dement
OR 2196-926

Iron Pin
Found bears
N 88°17'34"E
1.96'
from corner

Robert J. and
Linda K. Fletcher
OR 2225-84
+- 79.32 Acres

T. M. and C. A.
Dobbs
OR 1718-674

REFERENCES

- OR 1148-353
 - OR 700-80
 - OR 1148-227
 - OR 1718-874
 - OR 1606-70
 - OR 1848-630
 - OR 1962-766
 - OR 1888-818
 - OR 1926-423
 - OR 1926-730
 - OR 1974-836
 - OR 1754-483
 - OR 2040-345
 - OR 1888-202
 - OR 1808-443
- Tex Maps

R. C. and S. J.
Seyler
OR 1962-766

LEGEND

- △ Railroad Spike Set
- Iron Pin Found
- ⊞ Stone Found
- Aisle Found
- Iron Pipe Found
- ▲ Railroad Spike Found
- ⊙ Iron Pin Set, 5/8" rebar
- ⊞ Monument Found

PARCEL NO.S

Part of: 08-25-19-01-000 +- 79.32 Acres
Easement- Part of: 08-25-19-08-004 +- 1.02
Acres

**DESCRIPTION
APPROVED**

By: *[Signature]* 10/6/19

STATE OF OHIO
JACK D. NEWCOME
S-7321
OFFICE COPY
NOT RECORDABLE
Jack D. Newcome
Reg. Surveyor No. 7521



Newcome Surveying Company
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Nashport, Ohio
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