

PERRY ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYORS
P.O. BOX 429 THORNVILLE, OHIO 43076
OHIO PHONE: 1-800-648-8151 OHIO FAX: 1-800-648-8150

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DEED DESCRIPTION 4.665 ACRES +/-

Being a survey of a portion of Auditor's Permanent Parcel Number #08-25-19-07-000, as conveyed to Ruth E. Seyerle as recorded in Deed Volume 694 Page 259 in the Muskingum County Recorder's Office and being more particularly described as follows:

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek, being part of the Southwest Quarter of Section 19, Twp.-11, Rng.-13, and being further described as follows:

Commencing, for reference, at a point marking the Southwest corner of the Southwest Quarter of Section 19, Twp.-11, Rng.-13, Thence, N 64° 56' 52" E 483.90 feet to a point in the centerline of Irish Ridge Road (Co. Rd. 32), said point also being in the East line of a parcel conveyed to Robert C. and Sandra Seyerle in Deed Volume 700 Page 82, and the Southwest corner of and the PRINCIPAL PLACE OF BEGINNING of the 4.665 acre parcel herein to be described;

Thence, the following Two (2) courses and distances are along the lands of Seyerle,

1) along an existing fence line, N 11° 10' 00" W passing, for reference, an iron pin found at 13.42 feet a total distance of 489.79 feet to an iron pin found;

2) N 11° 35' 40" W 394.67 feet to an iron pin found marking the Northeast corner of Seyerle's parcel, said point also marks the Northwest corner of the 4.665 acre parcel herein to be described;

Thence, the following Six (6) courses and distances are what represent new lines through the aforementioned Ruth E. Seyerle parcel;

1) leaving Seyerle's East line, N 72° 33' 57" E, along an existing fence line, 247.16 feet to an iron pin set marking the Northeast corner of the 4.665 acre parcel herein to be described;

2) S 12° 00' 30" E, passing, for reference, an iron pin set at 736.25 feet a total distance of 766.46 feet to a point in the centerline of Irish Ridge Road (Co. Rd. 32), said point marks the Southeast corner of the 4.665 acre parcel herein to be described;

3) along the centerline of Irish Ridge Road (Co. Rd. 32), S 71° 13' 37" W 37.39 feet to a point;

4) S 53° 17' 51" W 75.55 feet to a point;

5) S 40° 22' 34" W 98.25 feet to a point;

6) S 45° 57' 19" W 85.53 feet to the TRUE PLACE OF BEGINNING.

This parcel as surveyed contains 4.665 acres more or less, and is subject to all legal easements, highway and road right of ways of record.

Subject to and together with the following gas line easement containing 0.244 acres more or less, and being more particularly described as follows;

Being a survey of a portion of the above described 4.665 acre parcel, and being further described as follows;

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek, being part of the Southwest Quarter of Section 19, Twp.-11, Rng.-13.

DESCRIPTION OF GAS LINE EASEMENT 0.244 ACRES +/-

Beginning, at a point in the centerline of Irish Ridge Road (Co. Rd. 32), the same being the Southeast corner of the above described 4.665 acre parcel, Thence, 1) S 71° 13' 37" W 37.39 feet to a point;

2) Thence, S 53° 17' 51" W 75.55 feet to a point;

3) Thence, S 40° 22' 34" W 98.25 feet to a point;

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DESCRIPTION OF GAS LINE EASEMENT 0.244 ACRES +/-

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- 4) Thence, S 45° 57' 19" W 85.53 feet to a point;
5) Thence, leaving the centerline of Irish Ridge Road (Co. Rd. 32), N 11° 10' 00" W 90.19 feet to a point;
6) Thence, N 90° 00' 00" E 64.25 feet to a point;
7) Thence, N 40° 22' 34" E 89.06 feet to a point;
8) Thence, N 53° 17' 51" E 83.68 feet to a point;
9) Thence, N 71° 13' 37" E 45.68 feet to an iron pin set in the East line of the above described 4.665 acre parcel;
10) Thence, S 12° 00' 30" E 30.21 feet to the TRUE PLACE OF BEGINNING.

Also the following right of way easement for the purpose of ingress egress containing 0.059 acres or 2568 sq. ft. more or less.

Being a survey of a portion of the above described 4.665 acre parcel, and being further described as follows:

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek, being part of the Southwest Quarter of Section 19, Twp.-11, Rng.-13.

DESCRIPTION OF RIGHT OF WAY EASEMENT
0.059 ACRES +/- 2568 SQ. FT.

Beginning, at a point in the centerline of Irish Ridge Road (Co. Rd. 32), the same being the Southwest corner of the above described 4.665 acre parcel, Thence, 1) N 11° 10' 00" W 107.11 feet to a point;

- 2) Thence, S 43° 22' 38" E 89.96 feet to a point in the centerline of Irish Ridge Road (Co. Rd. 32);
3) Thence, S 45° 57' 19" W, with the centerline of Irish Ridge Road (Co. Rd. 32), 57.10 feet to the TRUE PLACE OF BEGINNING.

Note: Deed Volumes referenced to above are found in the office of the Recorder, Muskingum County, Ohio.

Bearings of the above described parcel are based on the West line of the East half of the Southwest Quarter of Section 19 as being N 00° 11' 30" W, and are used to denote angles only.

All iron pins set are 5/8" o.d. iron reinforcing bars 30 inches long with yellow caps labeled "Dennis P. Hagan #6917".

The above description is based on a field survey done under the supervision of Dennis P. Hagan, P.E., P.S., Ohio Registered Surveyor #6917 in November 1999.

DESCRIPTION APPROVED
FOR AUDITOR'S SIGNATURE
BY [Signature]
11-24-99

Dated _____

Dennis P. Hagan, P.E., P.S.
Ohio Registered Surveyor #6917

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PREPARED FOR:

TOM SEYERLE

2234 IRISH RIDGE ROAD
PHILO, OHIO 43771

INVOICE NO. 9909231

FILE NO. 991725MU

F/W BY: JW & EH

DRAWING BY: RH

CHECKED BY: DPH

PROPERTY LOCATION

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF BRUSH CREEK, AND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 19, TWP.-11, RNC.-13.

BEING A SURVEY OF A PORTION OF AUDITOR'S PERMANENT PARCEL NUMBER 08-25-19-07-000 AS CONVEYED TO RUTH E. SEYERLE AS RECORDED IN DEED VOLUME 694 PAGE 259 AND FOUND IN THE OFFICE OF THE RECORDER MUSKINGUM COUNTY, OHIO.

BEARINGS OF THIS PLAT ARE BASED ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 19 AS BEING N 00° 11' 30" W, AND ARE USED TO DENOTE ANGLES ONLY.

NOTE: THIS SURVEY IS SUBJECT TO ALL LEGAL UTILITY EASEMENTS AND ROAD RIGHT OF WAYS OF RECORD.

NOTE: THIS SURVEY IS SUBJECT TO ALL LEGAL FACTS THAT A FULL TITLE RESEARCH MAY REVEAL.

LEGEND

- - IRON PIN FOUND
- - IRON PIN SET
- ☆ - POINT
- (T) - TOTAL DIMENSION
- x - EXISTING FENCE LINE
- ℄ - CENTERLINE OF IRISH RIDGE ROAD (Co. Rd. 32)
- - - - - GAS LINE EASEMENT
- — — — — RIGHT OF WAY EASEMENT

CENTERLINE TABLE

L1	S 71° 13' 37" W	37.39'
L2	S 53° 17' 51" W	75.55'
L3	S 40° 22' 34" W	98.25'
L4	S 45° 57' 19" W	85.53'

GRAPHIC SCALE

0 60 120 240

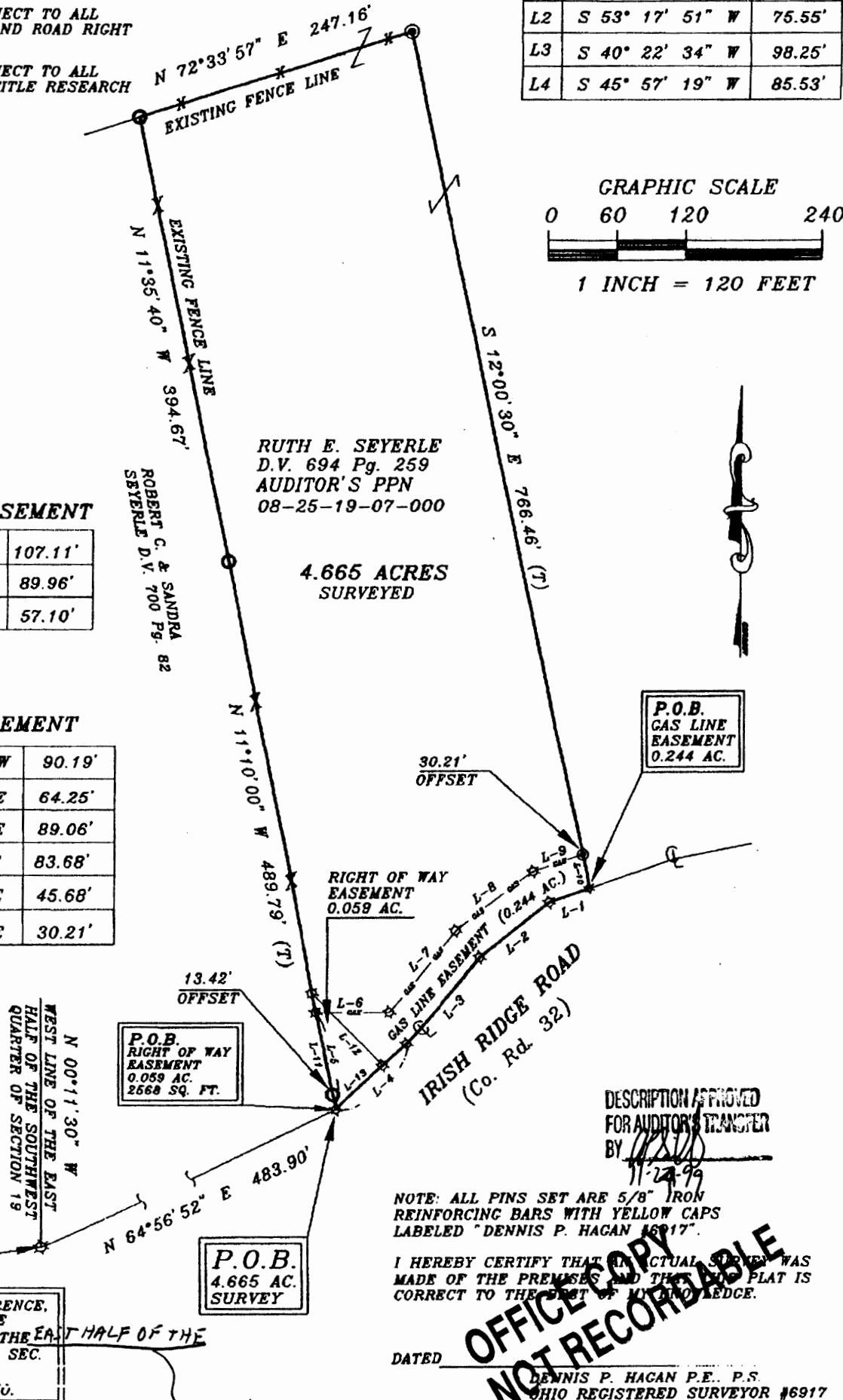
1 INCH = 120 FEET

RIGHT OF WAY EASEMENT

L11	N 11° 10' 00" W	107.11'
L12	S 43° 22' 38" E	89.96'
L13	S 45° 57' 19" W	57.10'

GAS LINE EASEMENT

L5	N 11° 10' 00" W	90.19'
L6	N 90° 00' 00" E	64.25'
L7	N 40° 22' 34" E	89.06'
L8	N 53° 17' 51" E	83.68'
L9	N 71° 13' 37" E	45.68'
L10	S 12° 00' 30" E	30.21'



COMMENCING, FOR REFERENCE, AT A POINT MARKING THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SEC. 19, TWP.-11, RNC.-13, MUSKINGUM COUNTY, OHIO.

DATED

DENNIS P. HAGAN P.E., P.S.
OHIO REGISTERED SURVEYOR #6917

OK to correct
per Toby

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