

Description of Parcel 4

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NOT RECORDABLE

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek, being in the northeast quarter of the northwest quarter of Section 4, Range 13 West, Township 10 North, of "The Congress Lands East of The Scioto River", and being bounded and described as follows:

Commencing for reference at an iron pin set at the northeast corner of Section 4 (Note: Reference bearing on the east line of Section 4 used as South 00°10'10" East.);

thence, with the north line of Section 4, North 88°58'57" West a distance of 3,517.44 feet to an iron pin set, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning leaving the section line, South 05°15'15" West a distance of 1,117.15 feet to a point in the centerline of Township Road No. 138 (Johnson Hill Road), passing through two iron pins set at distances of plus 987.15 feet and plus 1,087.15 feet, respectively;

thence, with the centerline of Township Road No. 138 (Johnson Hill Road), the following three courses:

- (1) North 77°40'32" West a distance of 121.37 feet to a point;
- (2) thence North 74°28'02" West a distance of 55.04 feet to a point;
- (3) thence North 66°13'32" West a distance of 30.68 feet to a point;

thence, leaving the road, North 05°44'57" East a distance of 1,068.28 feet to an iron pin set in the north line of Section 4, passing through two iron pins set at distances of plus 30.00 feet and plus 130.00 feet, respectively;

thence, with the section line, South 88°58'57" East a distance of 195.00 feet to the Point of Beginning;

containing 5.010 acres, more or less, out of Parcel 08-08-70-04-02-000.

Subject to all legal right-of-ways, easements, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of Township Road No. 138.

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Description of Parcel 4

Subject to the 100 year Flood Plain restrictions.

Subject to a 30.00 feet wide easement being reserved unto the grantor, his heirs, and/or assigns, forever. Said easement is for the purposes of running utilities to other parcels of land on or near Township Road No. 138. Said easement runs in an east-west direction across the south end of the above described property with the south line of said easement being the centerline of Township Road No. 138. Containing 0.143 acres, more or less, of easement.

All iron pins set are rebar with yellow caps labeled "Claus 6456".

The bearings in this description are for angle calculations only and are based on the north line of Section 4 used as an assumed bearing of South 88°58'57" East.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of November 18, 1991.

Prior Deeds: Deed Volume _____, Page _____

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. L. Namik
12-05-91

OFFICE COPY
NOT RECORDABLE

PLAT CABINET _____, SLIDE _____

PLETCHER FARM SUBDIVISION

SHEET 2 OF 2

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM,
TOWNSHIP OF BRUSH CREEK, BEING IN THE NORTHEAST
QUARTER OF THE NORTHWEST QUARTER OF SECTION 4,
RANGE 13 WEST, TOWNSHIP 10 NORTH, OF "THE CONGRESS
LANDS EAST OF THE SCIOTO RIVER".

PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP "PHILO"
- (4) SURVEY PLAT BY KEVIN CANNON
- (5) TWO SURVEY PLATS BY R. L. DANIELS
- (6) TWO SURVEY PLATS BY ROBERT A. JAMES
- (7) SURVEY PLAT BY CLAUS SURVEYING

- = 1/2" X 30" IRON PIN SET CAPPED "CLAUS 6456"
- = 5/8" IRON PIN FOUND UNCAPPED.
- ⊙ = 5/8" IRON PIN FOUND CAPPED "RLS 5410"
- ▲ = 1/2" IRON PIN FOUND CAPPED "JANES 6029"
- ⊞ = 5/8" IRON PIN FOUND CAPPED "CLS 7224"
- ⊞ = CONCRETE MONUMENT FOUND
- ⊞ = MARKED STONE FOUND.
- = UN-MARKED STONE FOUND
- ⊞ = SURVEY ANGLE POINT
- ▲ = RAILROAD SPIKE SET
- ⊞ = RAILROAD SPIKE FOUND.
- ⊞ = TREE WITH WIRE FOUND
- ⊞ = EXISTING PROPERTY LINES
- = FENCE EVIDENCE FOUND
- = LINES OF THIS SURVEY

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND
CORRECT TO THE BEST OF MY KNOWLEDGE AND
THAT IT WAS PREPARED FROM AN ACTUAL FIELD
SURVEY OF THE PREMISES ON THE 18TH DAY OF
OCTOBER, 1991 AS SHOWN ON CLAUS SURVEYING
PLAT NO. 911012-1. ALL DIMENSIONS SHOWN IN
FEET AND DECIMAL PARTS THEREOF. DIMENSIONS
ON CURVES ARE ARC DISTANCES ON DRAWING AND
CHORD DISTANCES IN THE CURVE TABLE.

ROGER W. CLAUS, REG. SURVEYOR 6456
33310 CHRISTIAN RIDGE ROAD
LEWISVILLE, OHIO 43754
1-740-567-3168
1-740-567-3106 fax



SURVEY PLAT FILE: 021002-R2

THE BEARINGS ON THIS PLAT ARE FOR
ANGLE CALCULATIONS ONLY AND ARE
BASED ON AN ASSUMED BEARING ON
THE NORTH LINE OF SECTION 4 USED
AS NORTH 88°58'57" WEST.

0' 150' 300'
SCALE 1" = 150'

JOHN McLAUGHLIN
27 ACRES
D.V. 763, PG. 343
PARCEL NO. 08-08-40-07-000

N.W. CORNER
OF N.E. 1/4 OF
N.W. 1/4 OF
SECTION 4

SECTION 28

SECTION 4

L 15

L 14

L 13

L 6

N 88°58'57"W 3333.44'

N 88°58'57"W 392.00'

DOROTHY J.
LaGRANGE
AND RODNEY
J. ELSON
D.V. 1556,
PG. 192
5.006 ACRES
PARCEL NO.
08-08-70-04
-01-008

5.010
ACRES
D.V. 1056,
PG. 421

5.112
ACRES
D.V. 1056,
PG. 421

FRED A. BOBB AND
EDWARD AND VICKI
BOBB
6.063 ACRES RESIDUE
OF 7.013 ACRES TRACT
D.V. 1124, PG. 407
PARCEL NO.
08-08-70-04-01-003

5°44'57"E 1068.28' TOTAL

N 5°44'57"E 718.28'

N 5°15'15"E 987.15'

S 5°15'15"E 1117.15' TOTAL

S 4°01'14"W 1026.86'

S 4°01'14"W 1156.86' TOTAL

PARCEL NO.
08-08-70-04
-01-000

PARCEL NO.
08-08-70-04
-01-000

0.95 ACRE
PARCEL NO.
08-08-70-04
-01-007

2697
JOHNSON
HILL ROAD

2691
JOHNSON
HILL ROAD

CENTERLINE T.R. 78
DOZER RIDGE ROAD

T. AND S. SMEDLEY
64.81 ACRES
D.V. 970, PG. 71
PARCEL NO.
08-08-70-04-06-000

QUARTER-QUARTER SECTION LINE

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY JL Gambel

12-5-91 AS

CENTERLINE T.R. 78
DOZER RIDGE ROAD