

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. 132 (Rider Road).

Subject to the 100-year Flood Plain restrictions, if applicable.

Subject to a 50.00 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. 132. Said easement runs in an east-west direction across the north end of the above described property with the north line of said easement being the center of Township Road No. 132. Containing 0.752 acre, more or less, of easement.

All iron pins set are 5/8" x 30" rebar capped and labeled "Biedenbach Surveying, LLC. PS 7881".

The bearings in this description are for angle calculations only and are based on the north line of the northwest quarter of Section 11 used as a grid bearing of South 85°49'40" East as calculated from a GPS Observation NAD 83 Ohio South Zone.

A plat of the above-described survey has been submitted for file at the County Engineer's Office.

The above description prepared by Gregory A. Biedenbach, Ohio Registered Surveyor No. 7881, based on information obtained from an actual field survey of October 10, 2024. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Book 3220, Page 202.

Oct. 10, 2024
Date
Gregory A. Biedenbach
Gregory A. Biedenbach
Ohio Registered Surveyor
No. 7881.

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NOT RECORDABLE**



Cc: Survey File: GB-3762B3

**DESCRIPTION
APPROVED**

By: *AG 11/15/2024*

**APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**

11 12 24

DATE