

Re-Survey of Peter Enterprises LLC in Falls Township

Situated in the State of Ohio, County of Muskingum, Township of Falls, Part of Quarter Township 3, Township 1, Range 7, United States Military Lands, and being all the lands presently owned by Peter Enterprises LLC, as per Official Records, 2272, Page 789, and being more particularly described as follows:

Beginning for reference at an axle found at the southwest corner of Lot 32, of Upper Highland Subdivision Number Two, (Pl. Bk. 8, Pg. 1-A), and the northwest corner of lands presently owned by Patricia J. Watson, (OR 2621-762);

Thence along the west line of said Watson lands, South 01 degrees 11 minutes 13 seconds West, 7.35 feet to an iron pin found on the west line of said Watson lands, and the principal place of beginning;

Thence along the west line of said Watson lands, South 01 degrees 09 minutes 09 seconds West, 174.54 feet to an iron pin found on the northwest corner of lands presently owned by Randy and Cynthia Murgittroyd, (DR 1028-189, and DR 999-137);

Thence along the lines of said Murgittroyd lands the following three courses:

- 1.) South 19 degrees 23 minutes 21 seconds East, 185.70 feet to an iron pin found;
- 2.) North 53 degrees 48 minutes 07 seconds East, 208.93 feet to an iron pin found;
- 3.) North 19 degrees 23 minutes 16 seconds West, 125.29 feet to an iron pin found on the south line of said Watson lands;

Thence along said Watson lines the following two courses:

- 1.) North 70 degrees 36 minutes 39 seconds East, 80.04 feet to a point, passing an iron pin found at 76.82 feet;
- 2.) North 13 degrees 25 minutes 11 seconds East, 80.57 feet to an axle found on the southwest corner of Lot 70, of Upper Highlands Subdivision Number Three, (Pl. Bk. 8, Pg. 71), passing an iron pin found at 34.33 feet;

Thence along the south line of said Lot 70, South 89 degrees 43 minutes 40 seconds East, 16.84 feet to an iron pin found, passing iron pins found at 3.94 feet, and 14.11 feet;

Thence along the west line of Upper Highland Subdivision Number Three, South 03 degrees 16 minutes 30 seconds West, 697.20 feet to an iron pin found on the northeast corner of lands presently owned by Robert J. and Kathleen S. Malek, (OR 1158-680), passing axles found at 95.27 feet (1.36 feet offline perpendicular to the east), 188.73 feet, (0.36 feet offline perpendicular to the east), 385.54 feet, 482.47 feet (0.35 feet offline perpendicular to the east), 582.39 feet, and 682.21 feet;

Thence along the north line of said Malek lands, and the north line of lands presently owned by Nathan Homes Inc. (OR 1793-734) North 88 degrees 55 minutes 55 seconds West, 636.75 feet to an axle found on the northeast corner of lands presently owned by Mandy L. Layton, (OR 2607-202);

Thence along the north line of said Layton lands, North 88 degrees 55 minutes 55 seconds West, 12.30 feet to an axle found on the southeast corner of lands presently owned by Jamie L. and Eric B. Dillon, (OR 2211-199);

Thence along the east line of said Dillon lands, North 04 degrees 32 minutes 40 seconds East, 100.29 feet to an axle found on the southeast corner of lands presently owned by Valencia

Dick,(DR 940-325);

Thence along the east line of said Dick lands, North 04 degrees 32 minutes 40 seconds East, 100.68 feet to an iron pin found on the southeast corner of lands presently owned by Terry, and Valencia Clark,(OR 2612-355);

Thence along the east line of said Clark lands, North 22 degrees 48 minutes 06 seconds East, 82.51 feet to an axle found on the southeast corner of lands presently owned by Erica L. Klinehoffer,(OR 2416-201);

Thence along the east line of said Klinehoffer lands, North 26 degrees 38 minutes 24 seconds East, 105.76 feet to an axle found on the southeast corner of lands presently owned by Leah Jill Fultz,(OR 2507-858);

Thence along the east line of said Fultz lands, North 05 degrees 39 minutes 25 seconds East, 104.22 feet to an axle found on the southeast corner of lands presently owned by Kenneth H. and Nancy C. Wheeler, (OR 1149-160);

Thence along the east lines of said Wheeler the following two courses:

- 1.) North 05 degrees 16 minutes 06 seconds East, 70.06 feet to an axle found;
- 2.) North 06 degrees 03 minutes 23 seconds West, 157.42 feet to an axle found on the south line of lands presently owned by John B. Mast III, and Patricia L. Mast, Trustees, (OR 2226-611);

Thence along the south line of said Mast lands, and the south line of lands presently owned by Mark A. and Charlotte Trout, (OR 2144-53), South 87 degrees 21 minutes 09 seconds East, 297.48 feet to an the principal place of beginning, containing 8.189 acres, and being all of Auditor's Parcel Number, 17-63-02-04-000.

Appended to the above described tract is an ingress, egress easement over the existing paved driveway, over Lot 70, presently owned by Patricia J. Watson, (OR 2621, Page 762), and five feet right and left of said driveway for maintenance, except for the southwest corner where said maintenance easement is not to extend into Lot 33, and the grantor reserves the right of use of said driveway across Lot 70, and also extending into lands presently owned by Peter Enterprises LLC, (2272-789), to access grantor's lands south of Lot 33, and described as follows:

Situated in the State of Ohio, County of Muskingum, Township of Falls, Part of Quarter Township 2, Part of Lot 70 of Upper Highland Subdivision Number Three,(Plat Book 8, Page 71), and Part of Quarter Township 3, Township 1, Range 7, United States Military Lands, and being part of the lands presently owned by Patricia J. Watson,(OR 2621-762) and Peter Enterprises LLC, (OR 2272-789), being more particularly described as follows:

Beginning for reference at an iron pipe found at the northwest corner of Lot 70, of Upper Highland Subdivision Number Three,(Plat Book 8, Page 71);

Thence along the south line of Venture Lane, and the north line of said lot, South 87 degrees 54 minutes 00 seconds East, 12.83 feet to an iron pin found on the west line of an asphalt drive, and the principal place of beginning;

Thence continuing along the south line of Venture Lane, and the north line of Lot 70, South 87 degrees 54 minutes 00 seconds East, 14.95 feet to an iron pin found on the east line of an asphalt drive;

Thence along the east line of said asphalt drive and through the lands presently owned by Patricia J. Watson, (OR 2621-762), the following three courses:

17-63-02-04-000 B

- 1.) South 16 degrees 11 minutes 37 seconds West, 14.87 feet to an iron pin found;
- 2.) South 05 degrees 35 minutes 07 seconds West, 103.65 feet to an iron pin found;
- 3.) South 09 degrees 56 minutes 25 seconds West 31.44 feet to an iron pin found on the south line of Lot 70, and the north line of lands presently owned by Peter Enterprises LLC,(OR 2272-789);

Thence through said Peter Enterprises LLC lands the following two courses:

- 1.) South 15 degrees 21 minutes 13 seconds West, 48.80 feet to a point;
- 2.) North 79 degrees 48 minutes 26 seconds West, 12.12 feet to an iron pin found on the east line of lands presently owned by Patricia J. Watson,(OR 2621-762, Parcel One);

Thence along the east line of said Watson lands, North 13 degrees 25 minutes 11 seconds East, 46.24 feet to an axle found on the southwest corner of Lot 70 of Upper Highland Subdivision Number Three,(Pl. Bk. 8, Pg. 71);

Thence along the south line of Lot 70, and the north line of said Peter Enterprises LLC lands, South 89 degrees 43 minutes 40 seconds East, 3.94 feet to an iron pin found on the west line of said asphalt drive;

Thence along the west line of said asphalt drive, and through said Watson lands, the following three courses:

- 1.) North 10 degrees 09 minutes 35 seconds East, 32.60 feet to an iron pin found;
- 2.) North 05 degrees 29 minutes 35 seconds East 102.57 feet to an iron pin found;
- 3.) North 02 degrees 39 minutes 26 seconds West, 14.73 feet to the principal place of beginning, containing 0.049 acres more or less, and being part of Auditor's Parcel Number 17-39-08-63-000 +- 0.035 acres, and 17-39-02-04-000 +- 0.014 acres.

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 the Ohio State Plane Coordinate System, NAD 83, South Zone, Grid North, as per GPS observations.

This description is written based on a field survey completed September 18, 2015, by Jack D. Newcome, Reg. No. 7321.

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NOT RECORDABLE
Jack D. Newcome Reg. No. 7321

DESCRIPTION
APPROVED
By: *[Signature]* 10/16/2015



10-9-15
Date

17-63-02-04-000 C

SITUATED IN:

State of Ohio, County of Muskingum, Township of Falls, Part of Quarter Township 3, Township 1, Range 7, United States Military Lands.

BASIS OF BEARINGS

Bearings are based on the Ohio State Plane Coordinate System, NAD 83, South Zone, Grid North, as per GPS observations.

REFERENCES

DR 999-137
DR 1028-189
DR 1028-192
OR 2272-789
OR 1158-680
OR 2607-202
Pl.Bk.8, Pg.1-A
Pl.Bk.8, Pg.71

PARCEL NO.

All of: 17-63-02-04-000 +- 8.189 Acres

LEGEND

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



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NOT RECORDABLE
Date _____
Reg. Surveyor No. 7321

Newcome Surveying Company
6515 Ballard Road
Nashport, Ohio
740-452-5796



COURSE BEARING DISTANCE

L-1	N 13°25'11"E	46.24'
L-2	S 89°43'40"E	3.94'
L-3	N 10°09'35"E	32.60'
L-4	N 05°29'35"E	102.57'
L-5	N 02°39'26"W	14.73'
L-6	S 87°54'00"E	14.95'
L-7	S 16°11'37"W	14.87'
L-8	S 05°35'07"W	103.65'
L-9	S 09°56'25"W	31.44'
L-10	S 89°43'40"E	2.73'
L-11	S 15°21'13"W	48.80'
L-12	N 79°48'26"W	12.12'
L-13	N 13°25'11"E	34.33'

