

17-73-03-01-001

DEED DESCRIPTION

3.84 ACRES { split }

KENNETH P. and LISA M. NUTTER PROPERTY {part}

AUDITOR'S PARCEL #17-73-03-01-001 {part}

BEING A PART OF QUARTER TOWNSHIP 4, TOWNSHIP 1 NORTH, RANGE 8 WEST, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO [ALSO BEING A PART OF A 8.33 ACRES +- TRACT OF THE PROPERTY OF **KENNETH P. and LISA M. NUTTER** OF OFFICIAL RECORD BOOK 2809, PAGE 636 OF THE MUSKINGUM COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT AN EXISTING, SQUARE, CONCRETE POST (5 INCH BY 5 INCH, 4 FEET TALL) MARKING THE NORTHEAST CORNER OF LOT 11 OF **FIVE OAKS SUBDIVISION** OF PLAT BOOK 4, PAGE 84;

THENCE S 80° 20' 42" E 309.99 FEET TO AN EXISTING IRON PIN IN THE SOUTHEAST CORNER OF THE PROPERTY OF **JOHN D. and SHARON L. ZIGO, TRUST** OF OFFICIAL RECORD BOOK 1662, PAGE 578 AND BEING THE **PRINCIPAL PLACE OF BEGINNING** OF THIS, SUBJECT, "3.84 ACRES PARCEL" TO BE DESCRIBED;

THENCE N 0° 23' 30" E 335.90 FEET TO AN IRON PIN SET IN THE NORTHEAST CORNER OF SAID "**ZIGO, TRUST**" PROPERTY;

THENCE N 84° 19' 21" W 205.24 FEET TO A POINT IN, ASPHALT SURFACED, **MUSSELMAN DRIVE** [A.K.A. **TOWNSHIP ROAD 473**] AND IN THE EAST LINE OF THE PROPERTY OF **WILLIAM E. and SHERRY LEE ROGERS** OF OFFICIAL RECORD BOOK 1832, PAGE 773 { SAID "POINT" BEING THE NORTHWEST CORNER OF SAID "**ZIGO, TRUST**" PROPERTY }, **PASSING** AN EXISTING IRON PIN AT 176.42 FEET;

THENCE, **LEAVING** SAID "**ZIGO, TRUST**" PROPERTY, N 22° 40' 28" E 232.42 FEET, ALONG "**MUSSELMAN DRIVE**" AND IN THE EAST BOUNDARY OF SAID **WILLIAM E. and SHERRY LEE ROGERS** PROPERTY, TO A POINT;

THENCE, **LEAVING** "**MUSSELMAN DRIVE**" AND SAID "**ROGERS**" PROPERTY, S 72° 11' 08" E 415.01 FEET TO AN IRON PIN SET IN THE WEST BOUNDARY OF A 4.56 +- ACRE TRACT OF THE PROPERTY OF **STEVEN E. and KATHERINE L. ERVIN** OF OFFICIAL RECORD BOOK 2700, PAGE 223, **PASSING** IRON PINS SET AT 34.08 FEET AND 251.35 FEET;

THENCE S 5° 05' 00" W 475.87 FEET, IN SAID "**ERVIN**" BOUNDARY, TO AN EXISTING IRON PIN {A 1.5" INCH, DIAMETER, AXLE IN GOOD CONDITION } IN THE NORTH BOUNDARY OF A 9.23 +- ACRE TRACT OF SAID **STEVEN E. and KATHERINE L. ERVIN** OF OFFICIAL RECORD BOOK 2700, PAGE 223, **PASSING** AN IRON PIN SET AT 92.35 FEET;