

17-73-03-01-004

DEED DESCRIPTION

1.17 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 MARKING THE SOUTHEAST CORNER OF THE PROPERTY OF JOHN D. and SHARON L. ZIGO, TRUST OF OFFICIAL RECORD BOOK 1662, PAGE 578;

THENCE S 73° 20' 51" E 36.75 FEET TO AN EXISTING, SQUARE, CONCRETE POST (5 INCH BY 5 INCH, 4 FEET TALL);

THENCE S 84° 29' 57" E 206.34 FEET TO AN EXISTING, 1.5" INCH DIAMETER, AXLE;

THENCE N 5° 05' 00" E 929.93 FEET TO AN IRON PIN SET IN THE WEST BOUNDARY OF A 5.63 +- ACRE TRACT OF THE PROPERTY OF STEVEN E. and KATHERINE L. ERVIN PROPERTY OF OFFICIAL RECORD BOOK 2700, PAGE 223 AND THE **PRINCIPAL PLACE OF BEGINNING** OF THIS, SUBJECT, "1.17 ACRES PARCEL" TO BE DESCRIBED;

THENCE, LEAVING SAID "ERVIN" PROPERTY, N 85° 07' 46" W 282.77 FEET TO A POINT IN THE EAST BOUNDARY OF THE PROPERTY OF JOHN C. ANTONETZ OF OFFICIAL RECORD BOOK 2176, PAGE 808 AND IN, ASPHALT SURFACED, MUSSELMAN DRIVE [A.K.A. TOWNSHIP ROAD 473], PASSING IRON PINS SET AT 124.77 FEET AND 252.77 FEET;

THENCE N 24° 42' 03" E 220.00 FEET, ALONG "MUSSELMAN DRIVE" AND IN THE EAST BOUNDARIES, RESPECTIVELY, OF SAID JOHN C. ANTONETZ PROPERTY AND THE PROPERTY OF JEFFERY C. FRAUNFELTER, Jr., et al. OF OFFICIAL RECORD BOOK 2606, PAGE 605, TO AN EXISTING, SQUARE, CONCRETE POST (10" INCH BY 10" INCH, 4.5 FEET TALL, LEANING POST, IN POOR CONDITION. SAID "CONCRETE POST" IS, APPROXIMATELY, 10' FEET EAST OF THE EAST EDGE OF PAVEMENT OF "MUSSELMAN DRIVE") IN THE SOUTH BOUNDARY OF THE PROPERTY OF MARK D. WELLS OF OFFICIAL RECORD BOOK 2827, PAGE 341;