

17-73-03-01-005

DEED DESCRIPTION

1.14 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 770.01 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, "1.14 ACRES PARCEL" TO BE DESCRIBED;

THENCE, LEAVING SAID "ERVIN" PROPERTY, N 85° 07' 46" W 339.85 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 178.85 FEET AND 309.85 FEET;

THENCE N 24° 42' 03" E 170.00 FEET, ALONG "**MUSSELMAN DRIVE**" AND IN SAID "**JOHN C. ANTONETZ**" BOUNDARY, TO A POINT;

THENCE, LEAVING "**MUSSELMAN DRIVE**" AND SAID "**ANTONETZ**" PROPERTY, S 85° 07' 46" E 282.77 FEET TO AN IRON PIN SET IN THE WEST BOUNDARY OF THE AFORESAID "**STEVEN E. and KATHERINE L. ERVIN**" PROPERTY, PASSING IRON PINS SET AT 30.00 FEET AND 158.00 FEET;