

4215 W. PIKE

17-82-02-39

Description for conveyance

Being a part of Lots 1 and 2 of the Monroe and Duncan's Subdivision as recorded in deed book "P" page 519 and part of lots 1 and 2 of the Thomas Williams Subdivision as recorded in Book "X" page 459 and also being situated in the third quarter of Township 1, North; Range 8, West, Falls Township, Muskingum County, State of Ohio and being parts of the tracts last transferred to Helen Rittberger Trust and recorded in deed book 1133 page 238 and being further described as follows.

Beginning at an iron pin set on the Northwest corner of Lot 2 of the Monroe and Duncan's subdivision. Thence along the West line of said lot South 01 degrees 22 minutes 46 seconds West 635.35 feet to an iron pin set on the Northwest corner of a tract recorded in deed book 971 page 8. Thence along the North line of said tract and along an old existing fence South 69 degrees 17 minutes 45 seconds East 538.54 feet to an iron pin set. Thence continuing along said fence South 70 degrees 11 minutes 24 seconds East 290.00 feet to an iron pin set. Thence South 66 degrees 55 minutes 35 seconds East 367.52 feet to an iron pin set. Thence South 46 degrees 05 minutes 39 seconds East 415.01' to an axle found. Thence leaving the said fence South 51 degrees 26 minutes 21 seconds West 100.00 feet to an iron pin set on the west bank of Timber Run Creek. Thence along the said west bank south 29 degrees 08 minutes 25 seconds East 665.16 feet to an axle found. Thence South 12 degrees 32 minutes 04 seconds East 323.80 feet to a 5/8" iron pin found. Thence South 07 degrees 27 minutes 04 seconds West 234.02 feet to an iron pin set on the west bank. Thence North 82 degrees 47 minutes 07 seconds East 54.64 feet to an axle found on the Southwest corner of a tract recorded in deed book 1134 page 43. Thence along the West line of said tract North 11 degrees 37 minutes 55 seconds East 207.72 feet to an iron pin set. Thence South 86 degrees 56 minutes 43 seconds East 116.40 feet to an iron pin set. Thence South 07 degrees 26 minutes 43 seconds East 176.00 feet to a 5/8" iron pipe found on the Southeast corner of the tract recorded in deed book 1134 page 43. Thence North 87 degrees 30 minutes 53 seconds East 14.33 feet to an iron pin set said pin also being the northeast corner of a 12 foot wide ingress egress easement from the grantor to the grantee. Thence North 03 degrees 22 minutes 47 seconds West 142.81 feet to an iron pin set. thence North 08 degrees 22 minutes 48 seconds West 196.18 feet. Thence North 12 degrees 58 minutes 34 seconds West 185.57 feet to an iron pin set. Thence North 72 degrees 21 minutes 07 seconds East 793.84 feet to a point in the center of Jersey Ridge Road passing an iron pin set at 773.42 feet. Thence along the center of said road North 31 degrees 22 minutes 31 seconds West 297.78 feet to a point. Thence North 29 degrees 28 minutes 58 seconds West 248.15 feet to a point. thence North 28 degrees 52 minutes 06 seconds West 157.21 feet to a point. Thence leaving said road south 55 degrees 28 minutes 41 seconds West 183.18 feet to an iron pin found passing an iron pin found at 16.04 feet. Thence North 28 degrees 32 minutes 03 seconds West 398.88 feet to an iron pin found. Thence North 61 degrees 53 minutes 46 seconds East 35.59 feet to an axle found. Thence North 28 degrees 11 minutes 56 seconds West 224.55 feet to a point passing an axle found at 206.33 feet. Thence North 88 degrees 18 minutes 00 seconds West 367.01 feet to an an axle found. Thence North 01 degrees 25 minutes 26 seconds West 174.96 feet to a 3 inch iron [pipe found. Thence North 88 degrees 20 minutes 40 seconds West ^{436.00} to a 48" cherry tree for a corner. Thence North 09 degrees 54 minutes 03 seconds East 476.96 feet to a point on the North line of lot 2 of the Monroe and Duncan's subdivision, said point being referenced by an iron pin found that bears North 09 degrees 54 minutes 03 seconds East 4.04 feet. Thence along the said north line North 88 degrees 56 minutes 02 seconds West 1067.23 feet to the place of beginning and containing 51.2464 acres total. and being a part of Auditor's parcel number 17-82-02-39-000. Also the Right to use an existing drive that now exists over grantors lands to and from the above described tract from U. S. Route 40 with the east line of said drive being described as follows. Beginning at the Southeast corner of the above described tract and running South 03 degrees 22 minutes 47 seconds East 150.00 feet to a point in State Route 40. Bearings on the above description based on an assumed meridian and are for angular calculation only. All iron pins set are 5/8" by 30" rebar with I.D. caps stamped Walton S-7676. Description prepared by Steven B. Walton, Ohio Professional Surveyor S-7676 on the 27th day of October, 1999.

OFFICE COPY

NOT RECORDABLE

Steven B. Walton S-7675

DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER BY: *[Signature]* 10-25-99

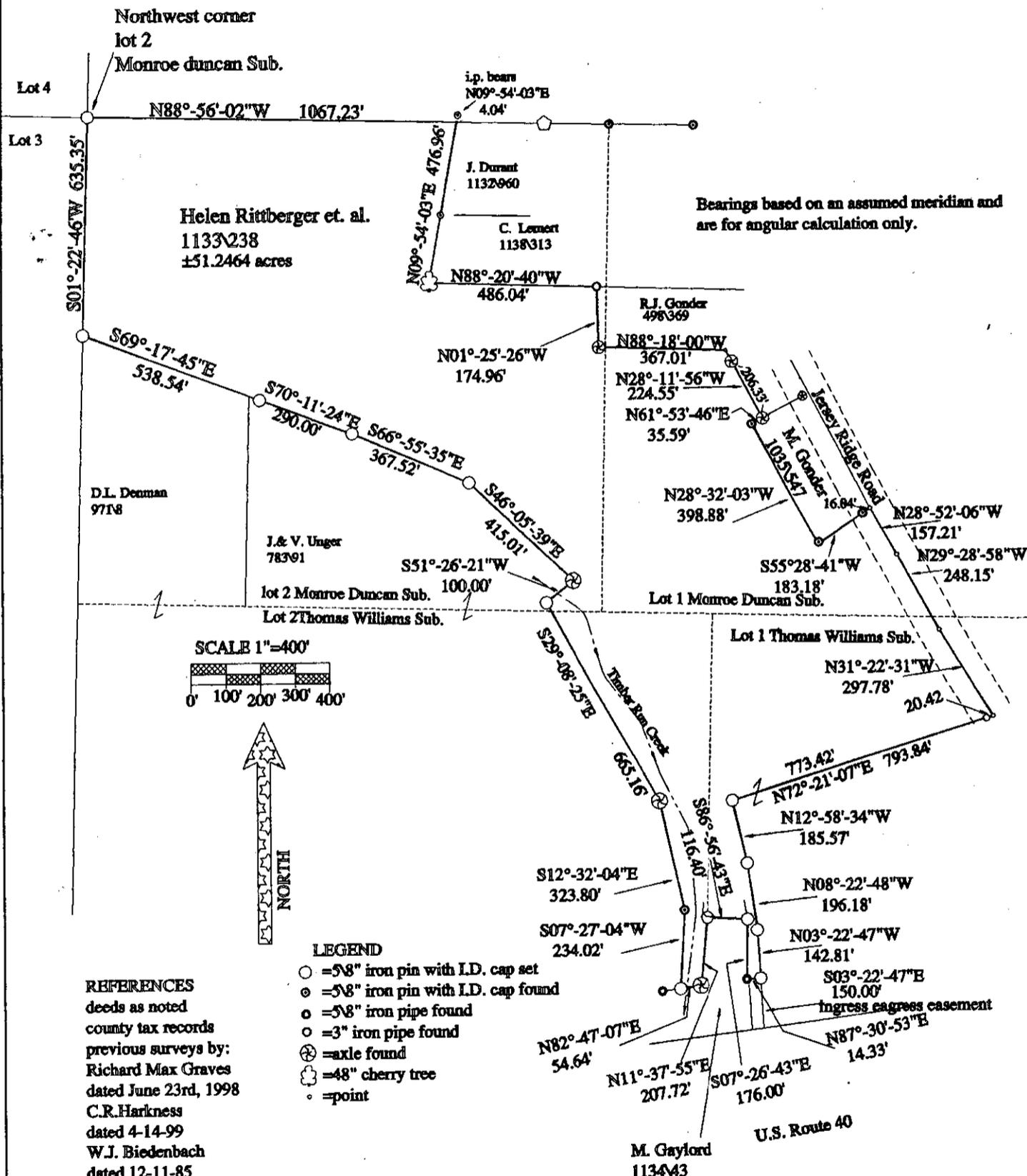


Being a Part of Lots #1 & #2 of the Monroe Duncan Subdivision as recorded in Deed Volume "P" page 519, and Part of Lot #1 & #2 of the Thomas Williams Subdivision as recorded in Book "X" page 459 and being Situated in the 3rd Quarter, Township, 1, North; Range 8, West of the United States Military Lands, Falls Township, Muskingum County, State of Ohio

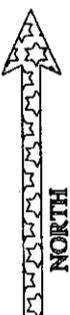
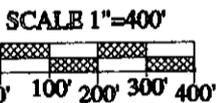
parcel number
part of 17-82-02-39-000

M. Caw
1102404

Lot 5 Monroe Duncan Sub.



Bearings based on an assumed meridian and are for angular calculation only.



LEGEND

- = 5/8" iron pin with I.D. cap set
- ⊙ = 5/8" iron pin with I.D. cap found
- ⊖ = 5/8" iron pipe found
- ⊗ = 3" iron pipe found
- ⊕ = axle found
- ⊙ = 48" cherry tree
- = point

REFERENCES

deeds as noted
county tax records
previous surveys by:
Richard Max Graves
dated June 23rd, 1998
C.R.Harkness
dated 4-14-99
W.J. Biedenbach
dated 12-11-85
Thomas Williams Sub
Common Pleas book "X" Page 459
Monroe Duncan Sub
Book "P" page 519

I hereby certify to the best of my knowledge and belief the foregoing plat to be correct as prepared by me on this 23rd day of October, 1999

**OFFICE COPY
NOT RECORDABLE**
Steven B. Walton, Ohio Professional Surveyor, S-7675

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY *[Signature]*
10-25-99

STEVEN B. WALTON
SURVEYING & MAPPING
730 MORGAN ROAD
ZANESVILLE, OHIO
740-455-6383