

ADDRESS N/A
17-94-01-04 PS

Jerry L. Gamble
REGISTERED SURVEYOR
713 Lenox Avenue, Zanesville, Ohio 43701-2432
December 7, 1998

New Legal Description
of
Property at West Pike and Highland Road
for
Mary M. Milsted

OFFICE COPY
NOT RECORDABLE

Situated in the County of Muskingum, in the State of Ohio, and in the Township of Falls,
and bounded and described as follows:

Being in the 4th Quarter of Township 1, Range 8, United States Military Lands, and
bounded and described as follows:

Commencing at the intersection of the centerline of Old U. S. Route 40 (the National Road, now County Road 420) with the West line of Quarter Township 4 as established by John R. Marshall RLS 5307 on January 9, 1984, as part of a survey of the property described in Muskingum County Deed Book 912, Page 239: thence run S 75°39'35" E along said centerline a distance of 798.53 feet to the Southwest corner of a 67.02 acre tract as described in Deed Book 717, Page 196 (the parent tract); thence run along the Westerly line of a 4.21 acre parcel now or formerly owned by S. Marshall (Deed Book 1089, Page 334) the following two courses and distances:

- 1) N 11°48'30" E, 421.74 feet;
- 2) N 03°47'10" E, 5.57 feet to a point in the centerline of Highland Road, the True Place of Beginning of the premises herein intended to be described; thence run N 87°13'37" W, passing an existing iron pin at 18.41 feet, a total distance of 45.45 feet to a point, from which an iron pin found bears N 87°13'13" W, 3.11 feet; thence run N 38°37'04" W, passing an iron pin (axle) at plus 162.62 feet and another iron pin (axle) at plus 294.93 feet, a total distance of 359.83 feet to a point; thence run N 08°39'57" E, passing an existing iron pin located 0.38 feet right of line at plus 269.50 feet and passing another existing iron pin located 0.71 feet right of line at plus 444.34 feet, a total distance of 508.08 feet to a point; thence run N 03°54'03" W, passing an existing iron pin at 76.72 feet, and passing another existing iron pin located 0.63 feet right of line at plus 516.55 feet, a total distance of 853.16 feet to an existing iron pin (axle); thence run N 43°00'40" E

OFFICE COPY
NOT RECORDABLE

a distance of 93.13 feet to an iron pin found at the most westerly corner of a 0.15 acre parcel conveyed to Jim P. Mills and Carolee J. Mills by Mary M. Milsted (Deed Book 988, Page 536); thence run S 29°57'54" E along the line of said 0.15 acre parcel a distance of 133.69 feet to a point in the center of Highland Road; thence run N 33°16'20" E along said centerline a distance of 56.02 feet to a point; thence run N 29°57'54" W along the line of said 0.15 acre parcel a distance of 123.78 feet to the most Northerly corner thereof; thence run N 43°00'40" E a distance of 713.91 feet to the most westerly corner of a 0.620 acre parcel now or formerly owned by Robert D. Fulks and Kathi A. Fulks (Deed Book 1085, Page 482); thence run S 43°14'20" E along the line of said 0.620 acre parcel a distance of 174.74 feet to a point in the center of Highland Road (Township Road 602), passing iron pins found at 2.21 feet and 155.19 feet; thence run N 46°45'40" E along said Township Road a distance of 150.38 feet to a point on the Southwesterly line of Wildwood Circle (formerly Horn's Drive); thence run N 43°14'21" W along the line of said 0.620 acre parcel a distance of 184.60 feet to the most Northerly corner thereof; thence crossing Wildwood Circle run N 43°00'40" E a distance of 40.00 feet to an existing iron pin (Biedenbach RLS 5718); thence run S 43°08'02" E along the Northeasterly line of Wildwood Circle, being the Southwesterly line of Wayne Wallace and Esther Wallace (Deed Book 1037, Page 639), a distance of 167.85 feet to an existing iron pin (Biedenbach RLS 5718); thence run N 46°21'36" E a distance of 182.48 feet to an existing iron pin (Biedenbach RLS 5718); thence run S 43°07'20" E a distance of 20.00 feet to an existing iron pin (Biedenbach RLS 5718); thence run N 46°22'41" E a distance of 20.00 feet to an existing iron pin (Biedenbach RLS 5718); thence run S 28°00'36" E a distance of 10.87 feet to an existing iron pin (Biedenbach RLS 5718) at the Southwest corner of Lot 237 of Licking View Subdivision recorded in Plat Book 5, Page 97, of the Muskingum County Plat Records; thence run S 28°11'00" E a distance of 155.09 feet to a point in the centerline of Highland Road; thence run S 57°57'43" E a distance of 924.56 feet to a point in said Highland Road, from which point two existing iron pins on the Easterly line of Dennis L. McGreevy (Deed Book 1117, Page 454) bear N 26°54'43" E at a distance of 47.37 feet and 189.74 feet respectively; thence run N 88°04'26" E a distance of 42.15 feet to an iron pin (5/8" rebar) set at the Northwest corner of Lot Number 215 of said Licking View Subdivision; thence run S 02°34'27" E along the Westerly line of said Lot Number 215 a distance of 250.00 feet to an iron pin (5/8" rebar) set at a corner thereof; thence run S 03°17'32" W along the Westerly line of said Lot Number 215 a distance of 509.64 feet to an iron pin (5/8" rebar) set at the Southwest corner thereof; thence run N 77°46'17" W a distance of 426.66 feet to an iron pin at the Northeast corner of Rusty J. Patton (Deed Book 1109, Page 445); thence run N 78°06'45"

W a distance of 805.44 feet to an iron pin at the Northwest corner of said Rusty J. Patton; thence run S 14°41'05" E a distance of 707.11 feet to a wood post (found), from which post an existing iron pin (Harkness RLS 6885) bears N 66°24'45" E a distance of 19.93 feet; thence run S 05°45'29" W a distance of 517.53 feet to an iron pin (5/8" rebar) set at the Northeast corner of Ronald H. Ritchie and Eazel M. Ritchie (Deed Book 1092, Page 211); thence run S 85°45'27" W a distance of 150.00 feet to an iron pin (5/8" rebar) set at the Northwest corner of said Ritchie; thence run S 05°44'38" W along said Ritchie a distance of 587.49 feet to a point in the centerline of said County Road 420, passing an iron pin (5/8" rebar) set at 557.17 feet; thence run N 75°57'55" W along the centerline of said County Road 420 a distance of 158.66 feet to a point at the Southeast corner of the aforementioned S. Marshall (Deed Book 1089, Page 334); thence run along said S.

Marshall 4.21 acre parcel the following four (4) courses and distances:

- 1) N 12°51'43" E, passing an existing iron pin (Harkness RLS 6885) at 40.00 feet, a total distance of 201.33 feet to an existing iron pin (Harkness RLS 6885);
- 2) N 01°22'32" W a distance of 588.84 feet to an existing iron pin (Harkness RLS 6885);
- 3) S 87°43'34" W, passing an existing iron pin (Harkness RLS 6885) at 177.45 feet, a total distance of 197.45 feet to a point in the centerline of said Highland Road;
- 4) S 03°47'10" W along said centerline a distance of 291.33 feet to the True Place of Beginning, containing 59.533 Acres, more or less, including road right-of-way.

2.89 Acres of the above described property lies within the right-of-way of County Road 420, Highland Road and Wildwood Circle.

Bearings are based on those in Deed Book 1089, Page 334.

Being all of Muskingum County Auditor's Parcel Nos. 17-17-96-01-04-000, 17-17-94-01-31-000 and 17-17-94-01-32-000.

EXCEPTING therefrom the following three (3) tracts heretofore conveyed which lie within the interior of the above described 59.533 Acres on the southeasterly side of Highland Road:

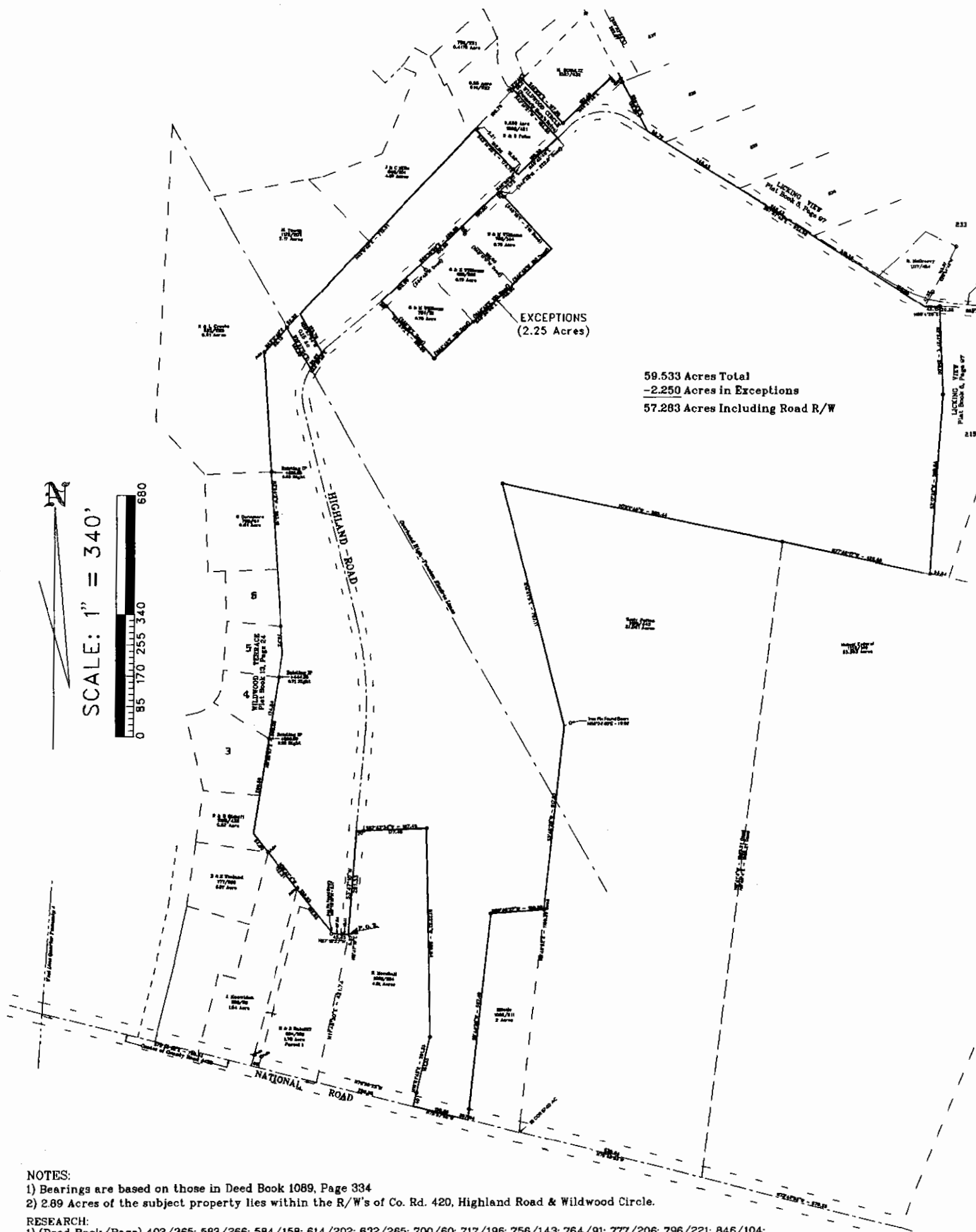
- 1) 0.75 acre tract conveyed to G. Thomas Williams and Marilyn J. Williams and recorded in Deed Book 756, Page 144.
- 2) 0.75 acre tract conveyed to G. Thomas Williams and Marilyn J. Williams and recorded in Deed Book 583, Page 266.

OFFICE COPY
NOT RECORDABLE
DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY K. Buckley
12-7-98

3) 0.75 acre tract conveyed to G. Thomas Williams and Marilyn J. Williams and recorded in Deed Book 764, Page 91.

Surveyed and description by Jerry Lee Gamble, Registered Surveyor, 6074 and completed November 30, 1998.

**OFFICE COPY
NOT RECORDABLE**



NOTES:

- 1) Bearings are based on those in Deed Book 1089, Page 334
- 2) 2.89 Acres of the subject property lies within the R/W's of Co. Rd. 420, Highland Road & Wildwood Circle.

RESEARCH:

- 1) (Deed Book/Page) 403/365; 583/266; 584/158; 614/202; 632/265; 700/60; 717/196; 756/143; 764/91; 777/206; 796/221; 846/104; 905/5; 926/29; 986/536; 1037/638; 1065/251; 1081/442; 1085/481; 1088/438; 1092/211; 1109/445; 1117/454; 1126/149; 1133/201
- 2) Muskingum County Tax Maps and Aerials
- 3) Recorded Subdivisions as shown

- Existing Iron Pin
- Iron Pin (5/8" Rebar) Set

PLAT OF SURVEY

Situated in the 4th Quarter of Township 1, Range 8, U. S. M. L.
Falls Township, Muskingum County, Ohio

Owner: Mary M. Milsted - Deed Book 717, Page 196

Being all of Muskingum County Auditor's Parcel Nos. 17-17-96-01-04-000, 17-17-94-01-31-000 and 17-17-94-01-32-000.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY K. Binky

12-7-98

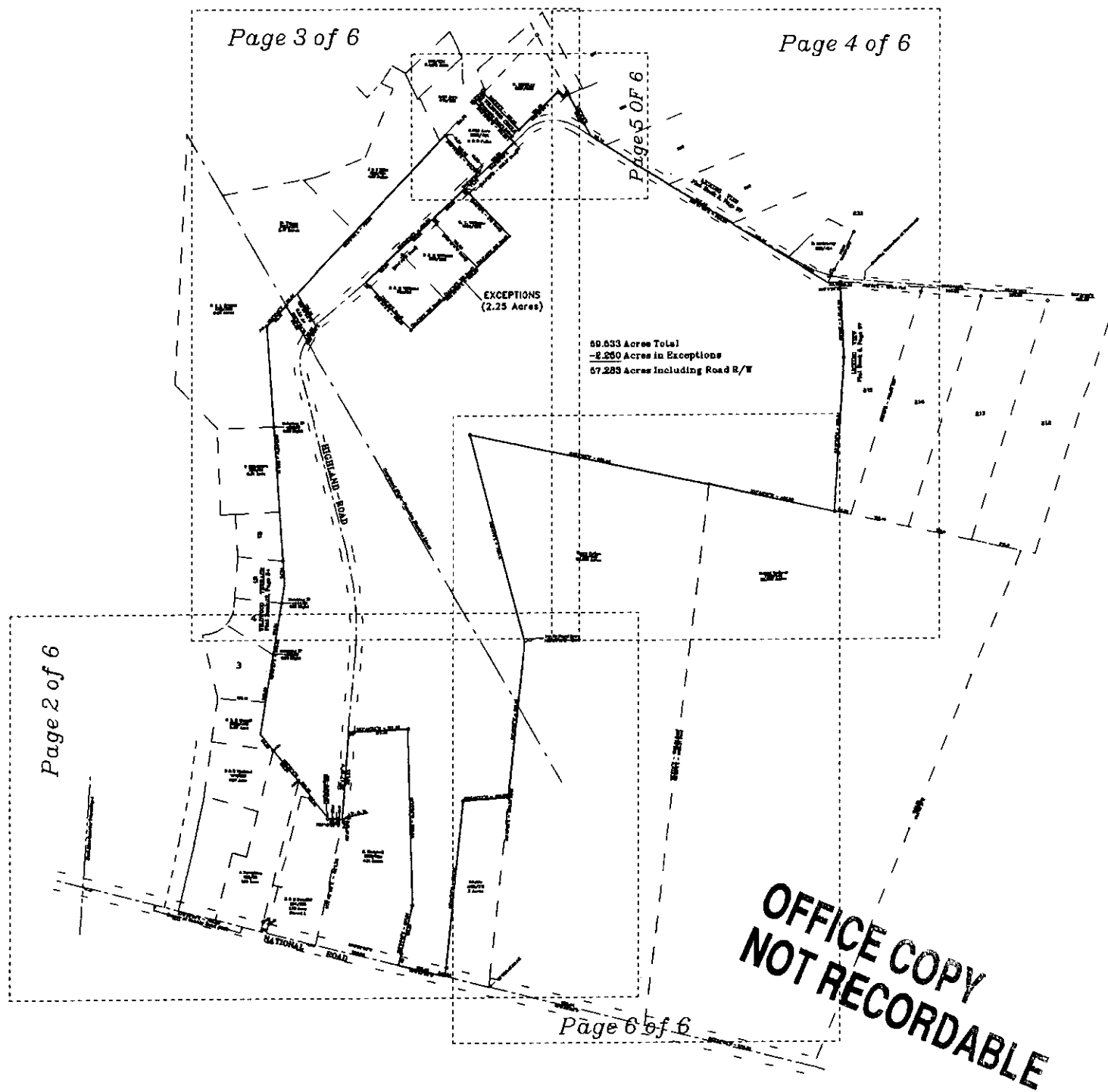
I hereby certify that this survey was performed by me, and is true and correct to the best of my knowledge and belief.

Date: November 30, 1998

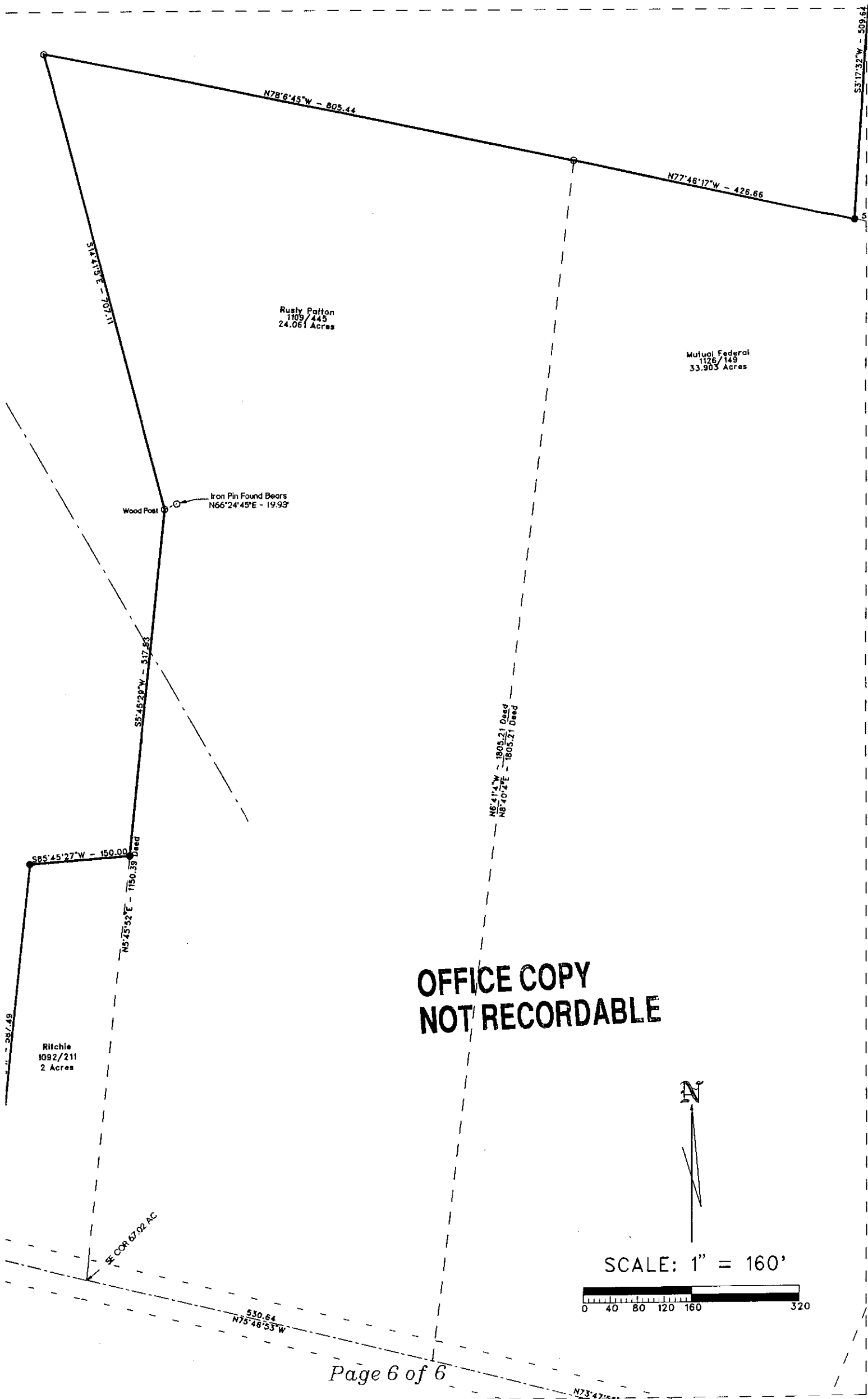
OFFICE COPY
NOT RECORDABLE

Je...
713 Lenox Avenue, Zanesville, OH 43701-2432
Fax/Phone: (614) 453-1167

1796PAG1.fcd



Index



796/221
0.4179 Acre

0.55 Acre
614/202

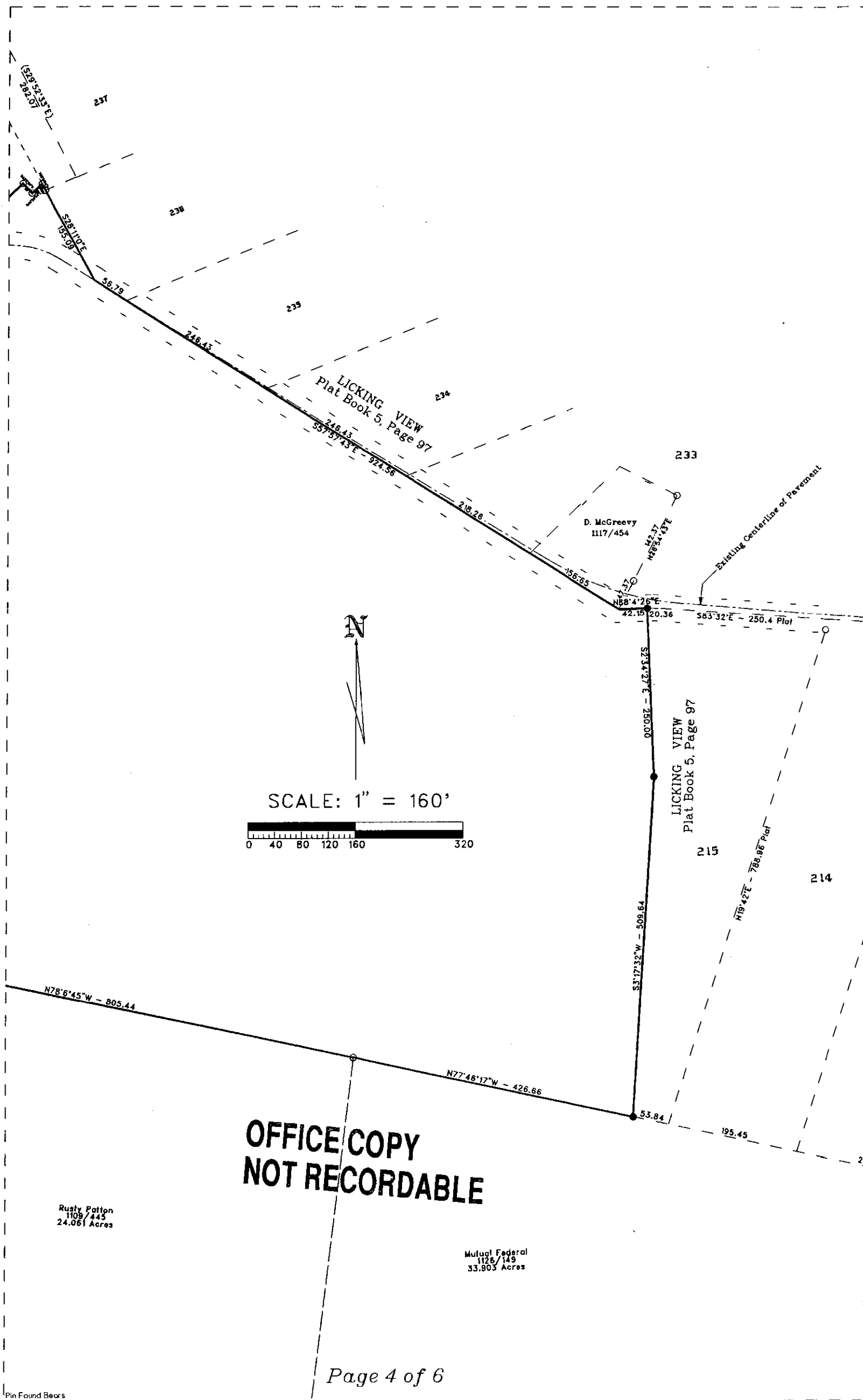
W & E Wallace
1.576 Acre
1037/639

R & D Fulks
0.620 Acre
1085/481

**OFFICE COPY
NOT RECORDABLE**

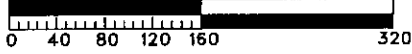
Page 5 OF 6

SCALE: 1" = 60'



N

SCALE: 1" = 160'



796/221
0.4179 Acre

0.55 Acre
814/202

W & E Wallace
1037/839
1.576 Acre

R & K Fulks
0.620 Acre
1085/482

J & C Mills
848/104
4.19 Acres

M. Young
1133/201
2.17 Acres

R & L Creeks
632/285
5.01 Acres

G & M Williams
756/144
0.75 Acre (Exception)

G & M Williams
583/266
0.75 Acre (Exception)

G & M Williams
764/91
0.75 Acre (Exception)

G Densmore
700/81
0.91 Acre

Existing IP
+516.55
0.63 Right

HIGHLAND ROAD

Overhead High-Tension Electric Lines

OFFICE COPY
NOT RECORDABLE

6

4

WILDWOOD TERRACE
Plat Book 13, Page 24

Existing IP
+444.35
0.71 Right



SCALE: 1" = 160'



West Line Quarter Township 4

S75°39'35"E - 798.53
Center of County Road #420

NATIONAL ROAD

4
WILD
Plat

3

R & D Bishoff
1088/438
0.57 Acre

D & E Winland
777/206
0.87 Acre

J. Knowlden
926/28
1.54 Acre

R & D Ratcliff
584/158
1.73 Acre
Parcel 1

S. Marshall
1089/334
4.21 Acres

Ritchie
1092/211
2 Acres

Existing IP
+289.50
0.36 Right

Iron Pin Found Bears
N87°13'37"W - 311'

P. O. B.

Wood Post
Iron Pin Found Bears
N66°24'45"E - 19.93'

OFFICE COPY
NOT RECORDABLE