

only these
three parcels } 29-10-04-15-002 9.68 Acres
were surveyed } 29-10-04-15-003 3.49 Acres
By L. Peter Dintan from a survey made
on January 12, 2015 } 29-01-05-10-001 21.44 Acres

Description For Conveyance
Part of Robert Weaver Property
Deed Book 2371, Page 573

All of Parcel 29-10-04-12-000 17.56 Acres
All of Parcel 29-10-04-14-000 48.49 Acres
Part of Parcel 29-10-04-15-000 9.68 Acres
Part of Parcel 29-10-04-15-000 3.49 Acres
Part of Parcel 29-01-05-10-000 21.44 Acres

PARCEL ONE :

Being a part of the Northwest Quarter of Section 4, Township 3, Range 9 and part of the Southwest Quarter of said Section 4, said lands and parcel being more fully described as follows:
Beginning at the Southwest corner of said Northwest Quarter Section of land;

Thence North 2° 7' East, along the West line thereof, 775.962 feet to the center of Wakatomica Creek;

Thence following the channel of said creek downstream North 75° 45' East 87.12 feet;

Thence South 86° 30' East 129.36 feet;

Thence South 77° East 305.58 feet;

Thence North 81° East 151.80 feet;

Thence North 64° 30' East 170.28 feet;

Thence North 84° 30' East 330 feet;

Thence South 70° 30' East 323.40 feet;

Thence South 62° East 330 feet;

Thence South 38° 15' East 306.90 feet;

Thence South 8° 15' East 242.22 feet;

Thence South 47° 15' East 99.66 feet;

Thence South 69° 59' 43" East 242.788 feet to the South line of said Northwest Quarter Section also being the center of Wakatomica Creek;

Thence into the Southwest Quarter of said Section 4, South 26° 45' West 799.92 feet to the center of the County Road No. 38 leading across said Quarter Section;

Thence along the center of said County Road No. 38, North 32° 5' 10" West 400.01 feet;

Thence leaving said County Road No. 38, South 30° 00' 3" West 1003.19 feet;

Thence North 88° 48' West 1267.20 feet;

Thence North 2° 7' East 1263.90 feet to the place of beginning, containing 85.651 acres of land, more or less.

Save and except the following described tract of land:

Situated in the West half of Section 4, Quarter Township 2, Jackson Township, Muskingum County, Ohio. Being part of the lands of George Dudas, Jr. and Dorothy Dudas as conveyed in Deed Book 969 Page 102 of the Muskingum County Deed Records and being described as follows:

Commencing at an iron pin found marking the Southeast corner of the Southwest Quarter of Section 4;

Thence North 00° 20' 48" West a distance of 2259.61 feet along the center of Section 4 to a point in the center of Section 4;

Thence South 89° 32' 34" West a distance of 1215.08 feet along the South line of the Northwest Quarter to a point in the center of Hamby Hill Road (C.R. No. 38), being the point of beginning;

Thence South 88° 43' 23" West a distance of 218.82 feet through the lands of G. & D. Dudas, Jr. (969/102) to a set iron pipe, passing a set iron pipe at 46.54 feet;

Thence South 57° 00' 26" West a distance of 285.17 feet through said Dudas lands to a set iron pipe;

Thence South 82° 38' 00" West a distance of 226.92 feet through said Dudas lands to a set iron pipe;

Thence North 03° 50' 11" West a distance of 959.06 feet through said Dudas lands to a point in the center of the Wakatomica Creek, passing a set iron pipe at 904.19 feet;

Thence North 30° 09' 04" East a distance of 114.10 feet along said creek to a point;

Thence North 66° 37' 18" East a distance of 173.23 feet along said creek to a point;

Thence North 89° 43' 30" East a distance of 269.55 feet along said Creek to a point;

Thence South 46° 44' 11" East a distance of 204.29 feet along said creek to a point at the intersection with the centerline of Hamby Hill Road (C.R. No. 38);

Thence South 15° 18' 06" West a distance of 87.67 feet along said road to a point;

Thence South 07° 51' 26" East a distance of 247.62 feet along said centerline to a point;

Thence South 10° 14' 32" East a distance of 384.43 feet along said centerline to a point;

Thence South 20° 46' 26" East a distance of 94.32 feet along said centerline to the point of beginning. The above described parcel contains 14.580 acres, more or less, 13.227 acres is in the Northwest Quarter and 1.353 acres is in the Southwest Quarter. All set iron pipes are 3/4" x 30" pipes with plastic ID caps. North is based upon assumed meridian.

29-10-0415-002 A 9.68 Acres
29-10-0415-003 A 3.49 Acres
29-01-05-10-001 A 21.44 Acres

Save and Except
5.03 ACRES

Situated in the West half of Section 4, Quarter Township 2, T-3-N, R9-W, D.S.M.L., Jackson Township, Muskingum County, Ohio. Being part of the lands of the Dudas Family Trust recorded Book 1153 Page 547 of the Muskingum County Deed Records, and being described as follows:

Commencing at the Southeast corner of the Northwest Quarter of Section 4;

Thence, S.89°32'34"W. a distance of 1,911.31 along the South line of said Quarter to a point on the West line of the lands of G. Michael Dudas (1099/066) and BEING THE POINT OF BEGINNING:

Thence, S.03°50'11"E. a distance of 377.74 feet along said Dudas lands and through the lands of The Dudas Family Trust (1153/547) to a set rebar, passing a found iron pin at 195.31'

Thence, N.56°23'51"W. a distance of 742.41 feet through said Trust lands to a set rebar;

Thence, N.43°10'15"E. a distance of 394.46 feet through said Trust lands to a set rebar;

Thence, S.56°27'07"E. a distance of 301.01 feet through said Trust lands to a set rebar;

Thence, S.80°24'43"E. a distance of 63.51 feet through said Trust lands to a set rebar on the West line of the lands of G. M. Dudas (1099/066), also being the Northwest corner of a 0.44 acre parcel to attached to this property for access to Hamby Hill Road;

Thence, S.03°50'11"E. a distance of 145.06 feet along said Dudas lands to the point of beginning.

The above described parcel contains 5.03 acres, more or less, and is subject to all legal easements and right of ways. All set rebars are 5/8" x 30" rebars with plastic I.D. caps. North is based upon an assumed meridian.

Description was prepared from an actual field survey by Browman Surveying, Stephen M. Browman, P.S. #7135. February 18, 2005.

29-10-04-15-002 B 9.68 Acres
29-10-04-15-003 B 3.49 Acres
29-01-05-10-001 B 21.44 Acres

Parcel Two:

Situated in the State of Ohio, County of Muskingum, Township of Jackson.

Being a part of Southwest Quarter, of Section 4, Township 3, Range 9, of the US Military District, part of Auditor's parcel Number 29-10-04-15-000, and more particularly described as follows:

Commencing at an iron pin found at the common corner of Sections 4, 5, 6, and 7 of said Township and Range:

#1-THENCE North 01 degrees 05 minutes 30 seconds East 1003.20 feet along the common line for Sections 4 and 5 to an iron pin found;

#2-THENCE South 88 degrees 07 minutes 20 seconds East 1268.60 feet to an iron pin found and the true place of beginning of the premises herein intended to be described;

#3-THENCE North 29 degrees 03 minutes 40 seconds East 999.42 feet to an unmarked point in the centerline of Hamby Hill Road (County Road #38), passing an iron pin (set) at 959.42 feet;

#4-THENCE South 28 degrees 04 minutes 15 seconds East 282.32 feet along the centerline of said road to an unmarked point;

#5-THENCE South 26 degrees 25 minutes ^{35 SECONDS} East 164.02 feet continuing along the center of said road to an unmarked point;

#6-THENCE South 26 degrees 27 minutes 00 seconds East 341.95 feet continuing along the centerline of said road to an unmarked point;

#7-THENCE along a curve to the right having, a chord bearing South 22 degrees 30 minutes 58 seconds East 218.50 feet, a radius of 1592.44 feet, an arc length of 218.67 feet to a point; thence leaving said centerline north 88 degrees 07 minutes 20 seconds west 927.79 feet to the true place of beginning, containing nine and sixty-eight hundredths (9.68) acres more or less and being a part of Parcel #29-10-04-15-000.

Parcel Three:

Situated in the State of Ohio, County of Muskingum, Township of Jackson.

Being a part of the southwest quarter of Section 4, Township 3, Range 9 bounded and described as follows:

Commencing at an iron pin found at the common corner of Sections 4, 5, 6 and 7; thence along the west line of Section 4 north 1 degree 05 minutes 30 seconds east 370.0 feet to an iron pin placed and the true place of beginning of the premises herein intended to be described; thence continuing along the west line of Section 4 north 1 degree 05 minutes 30 seconds east 633.20 feet to an iron pin found; thence south 88 degrees 07 minutes 20 seconds east 480.0 feet to an iron pin placed; thence south 38 degrees 32 minutes 30 seconds west 789.31 feet to the true place of beginning, containing three and forty-nine hundredths (3.49) acres more or less and being a part of Parcel #29-10-04-15-000.

29-10-04-15-002 C 9.68 Acres
29-10-04-15-003 C 3.49 Acre
29-01-05-10-001 C 21.44 Acres

Restriction

The property depicted herein as 3.49 acres and being part of parcel number 29-10-04-15-000 shall not be transferred as an independent property in the future or used as a separate building site without Muskingum County Planning Commission Approval.

Parcel Four:

Situated in the State of Ohio, County of Muskingum, Township of Jackson.

Being a part of the southeast quarter of Section 5, Township 3, Range 9 bounded and described as follows:

Commencing at an iron pin found at the southeast corner of Section 5; thence along the east line of Section 5 north 1 degree 05 minutes 30 seconds east 370.0 feet to an iron pin placed and the true place of beginning of the premises herein intended to be described; thence north 88 degrees 21 minutes 55 seconds west 1341.20 feet to an iron pin placed; thence north 1 degree 01 minute 00 seconds east 690.85 feet to an iron pin found; thence south 88 degrees 49 minutes 10 seconds east 1342.06 feet to an iron pin found; thence along the east line of Section 5 south 1 degree 05 minutes 30 seconds west 701.48 feet to the true place of beginning, containing twenty-one and forty-four hundredths (21.44) acres more or less and being a part of Parcel #29-01-05-10-000.

This description written from a survey made by L. Peter Dinan, Registered Surveyor #5451, January 12, 2015.

OFFICE COPY
NOT RECORDABLE

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

3/9/15
Date

Fee Paid

DESCRIPTION
APPROVED
By:

3/16/2015

