

Kris and Jennifer Edwards  
10.70 Ac.  
Part of Parcel 44-12-03-04-000

Situated in the State of Ohio, County of Muskingum, Township of Muskingum:

Being a Part of Lot Twenty-five (25) of Quarter Township Three (3), Township Two (2) Range Eight (8) of the United States Military Lands and Part of Property owned by William and Laura Edwards and Recorded in Deed Book 503, Page 540 of the Muskingum County Deed Records bounded and described as follows:

Commencing at a stone at the southwest corner of said Lot 25; thence N 2° 20' 58" E (the base of bearings for this description is State Plane Grid from a solar observation) along the west line of said Lot 25 and the east line of property owned by Daniel and Suella Pieper (Vol. 1056, pg. 128) a distance of 136.72 feet to an iron pin found at the true place of beginning for the following described parcel; thence continuing N 2° 20' 58" E along the west line of said Lot and the east line of said Pieper property 657.38 feet to an iron pin set; thence S 84° 08' 02" E 805.41 feet to an iron pin set in the center of an existing gravel drive; thence S 10° 18' 59" E along the center of said drive 52.98 feet to an iron pin set, said pin bears S 57° 16' 33" E 24.90 feet from an iron pin set; thence S 17° 06' 55" E along the center of said drive 304.17 feet to a railroad spike found on the north line of a 6.69 acre parcel owned by Ronald E. Edwards (Vol. 1134, pg. 903); thence S 80° 45' 52" W along the north line of said parcel 12.88 feet to an iron pin found at the northwest corner of said parcel; thence S 70° 24' 35" W along the north line of a 5.48 acre parcel owned by Mark Edwards (Vol. 1139, pg. 698) a distance of 707.63 feet to an iron pin found; thence N 88° 13' 57" W along the north line of said Mark Edwards property 247.88 feet to the true place of beginning containing Ten and Sixty-eight-hundredths (10.68) acres.

Part of Auditors Parcel No. 44-12-03-04-000.

Subject to all legal right-of-ways and easements on record.

All pins set are 5/8" x 30" rebar capped No. 5792.

This description was written June 24, 1998, from a Field Survey by Richard Max Graves, Registered Surveyor, No. 5792.

The above described property is subject to and has the use of a 50.00 foot right-of-way over an existing gravel drive the center of which is described as follows:

Beginning at an iron pipe at the southeast corner of Lot 25; thence along the center of said gravel the following 7 courses and distances:

1 - N 60° 46' 28" W 326.35 feet to a railroad spike set

2 - N 64° 10' 46" W 256.50 feet to a railroad spike set

3 - N 59° 43' 42" W 93.50 feet to a railroad spike set

4 - N 48° 40' 03" W 69.71 feet to a railroad spike set

5 - N 31° 36' 48" W 90.03 feet to a railroad spike set

6 - N 17° 06' 55" W 304.17 feet to an iron pin set

7 - N 10° 18' 59" W 52.98 feet to an iron pin set at the northeast corner of the above described property.

Access to the grantors property is over a 16.50 foot easement (Vol. 1062, pg. 30) and a 30.00 foot easement (Vol. 76, pg. 314) which runs from the southeast corner of Lot 25 east to McCaslin Road.

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY                     

6-26-99

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BASE OF BEARINGS IS STATE PLANE  
GRID FROM AN OBSERVATION OF THE SUN

- IRON PIN FOUND
- 3/8" X 30" IRON PIN SET, CAPPED 5792
- RAILROAD SPIKE SET
- STONE FOUND
- GONT. MON. PD.

## REFERENCE LIST

VOL. 530, P. 540  
VOL. 1134, P. 903  
VOL. 1030, P. 99  
VOL. 522, P. 700  
VOL. 1135, P. 698

2 SURVEYS BY R.M. GRAVES\*5792

4366 DREDDEN QO.

MUSKINGUM TWP TAX MAP 44-12

MAP SHOWING SURVEY OF 10.70 AC.

FOR WILLIAM &amp; LAURA JEAN EDWARDS

VOL. 530, P. 540 IN LOT 25 QTR. TWP. 3

TWP. 2, RANGE 8 UNITED STATES MILITARY LANDS

MUSKINGUM TWP. MUSKINGUM CO., OHIO

