



44-14-02-22-000

Know all Men by these Presents

That JULIA G. WEAVER aka JULIA GRETCHEN WEAVER, widow and unmarried,

of Muskingum

County, State of Ohio for valuable consideration paid, grant

with general warranty covenants, to KEITH A. STEPHENS and KENDRA S. STEPHENS

whose tax mailing address is

2830 Idle Circle
Nashport, OH 43830

the following real property:

Being a parcel of land located in Lot No. 14 of United States Military lands, Quarter Township 3, Township 2-N, Range 8-W, Muskingum Township, Muskingum County, Ohio, and bounded and described as follows:

Commencing at an iron pin found locating the Northeast corner of Lot No. 2 in Ollie's Subdivision as recorded in Plat Book 9, Page 66, where the Southeast corner of said Lot No. 2 bears South 00 degrees 24 minutes 16 seconds East; thence North 89 degrees 35 minutes 44 seconds East 597.28 feet to an iron pin found locating the Northeast corner of an 8.42 acre tract under land contract to Ralph Weaver for the place of beginning; thence from this true place of beginning South 71 degrees 25 minutes 51 seconds East 377.70 feet to a point; thence South 03 degrees 48 minutes 38 seconds East 214.00 feet (passing through an iron pin set at 20.00 feet) to an iron pin set; thence South 89 degrees 55 minutes 33 seconds West 350.00 feet to an iron pin set in the East line of said 8.42 acre tract; thence North 03 degrees 48 minutes 38 seconds West 335.00 feet along said East line to the place of beginning and containing 2.201 acres, more or less.

Being a part of Auditor's Parcel Number 44-44-14-02-22-000.

Surveyed in March, 1994, by John G. Eppley, Registered Surveyor No. 6410.

Iron pins set are one-half inch rebar with identification caps.

The bearings for this survey are based on the East line of Ollie's Subdivision as being South 00 degrees 24 minutes 16 seconds East.

SUBJECT TO all legal rights-of-way, easements, restrictions, reservations and zoning regulations of record.

Granting a 20 foot right-of-way from the above 2.201 acre tract to Township Road No. 471 with the center line of said 20 foot right-of-way being described as follows: Beginning at a point North 03 degrees 48 minutes 38 seconds West 20.00 feet from an iron pin set at the Southeast corner of said 2.201 acre tract; thence from this true place of beginning South 03 degrees 48 minutes 38 seconds East 275.38 feet along the center line of said 20 foot right-of-way to a point 10.00 feet from the south line of said Lot No. 14; thence South 89 degrees 55 minutes 33 seconds East 430.59 feet along the center line of said 20 foot right-of-way and being 10.00 feet from the South line of said Lot No. 14 to a point in Township Road No. 471 for the terminus of said right-of-way.

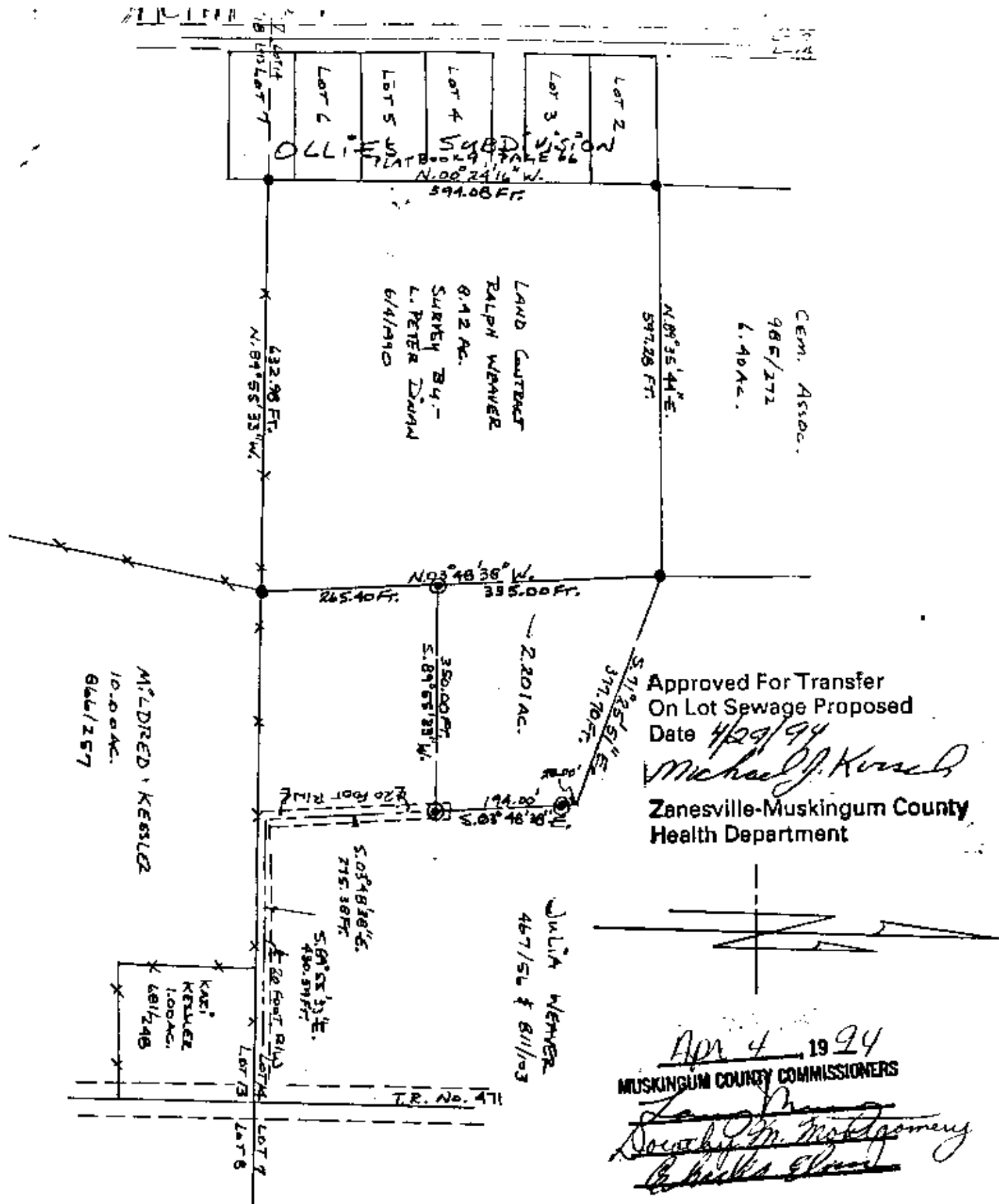
To provide a uniform plan for the improvements of Plowshare Acres Subdivision, the owners have adopted certain covenants and restrictions, and the premises, and adjoining premises in said subdivision are subject to the following rights, restrictions, reservations, exceptions, limitations, esements and conditions which shall be made a part by reference to the plat book number and page of all deeds, conveyances, instruments, leases, transfers and assignments of said premises:

1. Said premises shall be used exclusively and solely for residence purposes.
2. No dwelling shall be permitted having a ground floor area of less than 700 square feet of living space if 1 1/2 or 2 story, nor less than 1,200 square feet of living space if 1 story.
3. No structure of a temporary character, trailer, mobile home, basement or outbuildings may be used as a residence, temporary or otherwise.
4. No other buildings except garages, stables or outbuildings for the exclusive use of the family occupying the dwelling shall be erected or suffered to remain on the premises.

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NOT RECORDABLE**

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY 



DATA REFERENCES:

USGS MAP, TAX MAPS, OLLIE'S SUBDIVISION
LAT BOOK 9, PAGE 66, DEED DESCRIPTIONS, &
EXISTING MONUMENTATION.

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY *[Signature]*

NOTES:

- - IRON PINS OR IRON PIPES FOUND.
- - IRON PINS SET ARE ONE HALF TONK.
REBAR WITH IDENTIFICATION CAPS.
- - EXISTING FENCE LINES
- - THE BEARINGS FOR THIS SURVEY ARE
BASED ON THE EAST LINE OF LOT
NO. 2 OF OLLIE'S SUBDIVISION
AS BEING SOUTH 00° 24' 16" EAST.

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NOT RECORDABLE

BEING A PARCEL OF LAND LOCATED IN LOT
NO. 14 OF UNITED STATES MILITARY LANDS,
QUARTER TOWNSHIP 3, TOWN 2-N, RANGE 8-W,
MUSKINGUM TWP., MUSKINGUM COUNTY, OHIO
BEING A PART OF THE JULIA WEAVER
PROPERTY. REF. VOL. 811, P. 103
CONTAINING - 2.201 ACRES
SCALE: 1 INCH = 200 FEET
DATE - MARCH, 1994

6410
REG. SUR. NO.