

Situated in the 1st Quarter of Township 15 North, Range 14 West, of the Congress Lands East of the Scioto River, Newton Township, Muskingum County, Ohio and being part of Lots 38 and 39 of Maysville Heights No. 2 Subdivision as shown on the plat recorded in Plat Book 11, page 2 [and also being all of the property conveyed to Troy E. Neff and Kimberlee S. Neff by a deed recorded in Official Record Book 1854, page 578 (Aud. Par. #47-26-01-11-000 and Aud. Par.# 47-26-01-12-001)] and being further bounded and described as follows:

Commencing for a point of reference at an axle found at the northwest corner of Lot 12 of Maysville Heights Subdivision as shown on the plat recorded in Plat Book 10, page 35;

thence South 03° 36' 00" West, along the west line of Lot 12, Lot 13 and Lot 14 of the aforementioned Maysville Heights Subdivision and passing an axle found at a distance of 100.16 feet, a total distance of 213.55 feet to a $\frac{5}{8}$ inch rebar found, **said point being the true place of beginning of this tract;**

thence South 03° 36' 00" West, continuing along the west line of Lot 14 and along the west line of Lot 15 and Lot 16 of said Maysville Heights Subdivision, a distance of 226.45 feet to a point on the north line of Woodland Drive (40'), said point being South 05° 33' 13" West 1.29 feet from an axle found;

thence North 52° 52' 00" West, along the north line of Woodland Drive (40') and along the southwest line of the aforementioned Lot 38, a distance of 41.90 feet to an iron pin set;

thence continuing along the north line of Woodland Drive with a curve to the right having a radius of 279.36 feet; a chord bearing and distance of North 31° 56' 13" West 199.59 feet; a central angle of 41° 51' 33"; and a tangent distance of 106.84 feet; an arc distance of 204.10 feet to an iron pin set;

thence North 67° 05' 08" East, through said Lot 38 and through the aforementioned Lot 39 and along the south line of a tract conveyed to Clara M. Patch by a deed recorded in Official Record Book 2175, page 150, a distance of 51.25 feet to an iron pin set, said point being North 86° 45' 03" East 4.03 feet from a $\frac{5}{8}$ inch rebar found;

thence North 83° 52' 23" East, continuing through said Lot 39 and along the south line of the aforementioned Patch tract, a distance of 106.60 feet to the place of beginning.

Containing 0.5014 acres (0.4577 acres being in Lot 38 and 0.0437 acres being in Lot 39) subject to all legal road right of way and any valid and existing easements, restrictions, leases or other conditions of record.

The bearings used in this description are based on the bearings in a deed to Troy E. Neff and Kimberlee S. Neff as recorded in Official Record Book 1854, page 578. Pertinent documents are all deeds and plat mentioned; tax map; a survey plat prepared by R. L. Daniels, Reg. Surv. #5410 titled "Plat of Part of Lot 38 of Maysville Heights No. 2, Plat Book 11, page 2" and a survey plat prepared by R. L. Daniels, Reg. Surv.# 5410 titled "Plat of Part of Lot 39 of Maysville Heights No. 2, Plat Book 11, page 2". All iron

pins described as set are $\frac{5}{8}$ inch diameter, 30 inches long, solid reinforcing bars with plastic identification caps. All mention of Deed Books, Official Record Books, and Plat Books refer to records on file in the Muskingum County Recorder's Office.

This description was prepared by Harold W. Hitchens, Jr., Reg. Surv. #6751, from an actual field survey made under my supervision during July of 2010.

**OFFICE COPY
NOT RECORDABLE**
Harold W. Hitchens, Jr., Reg. Surv. #6751
Hitchens & Associates
July 23, 2010
job #4164-07-10



DESCRIPTION
APPROVED
By *[Signature]* 8/13/2010

Boundary Survey

for

Security First Title Inc.

Situated in the 1st Qtr. of T 15N, R 14W, of the
Congress Lands East of the Scioto River,
Newton Township, Muskingum County, Ohio

Being part of Lots 38 & 39 of Maysville Heights No. 2 Subdivision as shown
on the plat recorded in Plat Book 11, Pg. 2 and also being all of the property
conveyed to Troy E. Neff and Kimberlee S. Neff by a deed recorded in
Official Record Book 1854, page 578.

(Aud. Par. #47-26-01-11-000 and Aud. Par. #47-26-01-12-001)

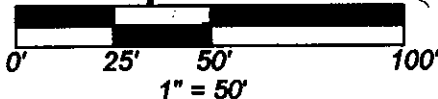
Curve Data

#	Rad.	Arc	Chord	Tan.	Δ
1	279.36'	204.10'	N. 31° 56' 13" W. 199.59'	106.84'	41° 51' 33"

DESCRIPTION
APPROVED
By: *[Signature]* 8/12/2010



Graphic Scale



Legend

- - Iron Pin Found, Axle
(unless shown otherwise)
- - Iron Pin Set, 5/8" x 30" rebar
(with plastic identification cap)

Bearing Reference

The bearings shown on this plat are
based on the bearings in a deed to Troy
E. Neff & Kimberlee S. Neff as recorded
in Official Record Book 1854, page 578.

Pertinent Documents

Pertinent documents are all deeds and plats as
shown; tax map; and two (2) survey plats
prepared by R.L. Daniels, Reg. Surv. #5410, 1
(one) titled "Plat of Part of Lot 38 of Maysville
Heights No. 2 Subdivision" and (one) titled

Woodland Drive (40')

0.5014 Acres

0.4577 Ac.- Lot 38
0.0437 Ac.- Lot 39



234 South 3rd
Coshocton, Ohio 43812
Phone (740) 622-1808
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Civil Engineers & Surveyors

Harold W. Hitchens, Jr., Reg. Surv. #5751
July 23, 2010

