



62-04-01-23

431 CHAPEL HILL RD

DEED OF FIDUCIARY

KNOW ALL MEN BY THESE PRESENTS, that Helen B. Kirk, as Executrix of the Estate of Ella L. Boetcher by the power conferred by the Will of the decedent and every other power for Thirty-one Thousand Five Hundred and no/100ths Dollars (\$31,500.00) paid, grants with fiduciary covenants to James D. Duncan and Zola G. Duncan whose mailing address is 431 Chapel Hill Road, Zanesville, Ohio 43701 the following real property:

Situated in the Township of Springfield, County of Muskingum, and State of Ohio, and being a part of the northwest quarter of Section 5, Township 16, Range 14:

Commencing at the Northwest Corner of Section 5; thence South 84 degrees 43 minutes 45 seconds East 141.9 feet (by deed) along the North Line of the said Section to a point; thence South 04 degrees 48 minutes 15 seconds West 267.3 feet (by deed) to a point in the centerline of Interstate Route 70 at Station 1084 + 24.68; thence South 84 degrees 43 minutes 45 seconds East 1330.23 feet (by deed) along the said centerline to a point at Station 1097 + 54.91; thence at Right angles to said centerline South 05 degrees 16 minutes 15 seconds West 152.74 feet to an existing iron pin on the South right-of-way of said Interstate, said point being the Northwest Corner of a 1.00 acre tract as owned by Ernest C. and Cynthia L. Norris as recorded in Deed Book Volume 649 at page 188 of the Muskingum County Deed Records; thence South 48 degrees 32 minutes 00 seconds East 417.82 feet to a point marked by an iron pin, said point being the place of beginning of this tract; thence North 65 degrees 37 minutes 50 seconds East 84.30 feet to a point marked by an iron pin, said point being on the West right-of-way of Township Road number 271; thence South 32 degrees 39 minutes 38 seconds East 225.00 feet along the said West right-of-way to a point marked by an iron pin; thence South 56 degrees 27 minutes 32 seconds West 183.22 feet to a point marked by an iron pin; thence North 33 degrees 32 minutes 28 seconds West 238.42 feet to a point marked by an iron pin; thence North 56 degrees 27 minutes 32 seconds East 103.45 feet to the place of beginning. Containing 1.000 more or less acres.

Reserving and excepting from the above the following two easements for ingress and egress:

Commencing at the Northwest Corner of Section 5; thence South 84 degrees 43 minutes 45 seconds East 141.9 feet (by deed) along the North line of the said Section to a point; thence South 04 degrees 48 minutes 15 seconds West 267.3 feet (by deed) to a point in the centerline of Interstate Route 70 at Station 1084 + 24.68; thence South 84 degrees 43 minutes 45 seconds East 1330.23 feet (by deed) along the said centerline to a point at Station 1097 + 54.91; thence at Right angles to said centerline South 05 degrees 16 minutes 15 seconds West 152.74 feet to an existing iron pin on the South right-of-way of said Interstate, said point being the Northwest Corner of a 1.00 acre tract as owned by Ernest C. and Cynthia L. Norris as recorded in Deed Book Volume 649, at page 188 of the Muskingum County Deed Records; thence South 48 degrees 32 minutes 00 seconds East 417.82 feet to a point marked by an iron pin, said point being the place of beginning of this Easement; thence North 65 degrees 37 minutes 50 seconds East 76.27 feet to a point; thence South 44 degrees 14 minutes 40 seconds East 39.56 feet to a point; thence South 32 degrees 39 minutes 38 seconds East 73.20 feet to a point; thence North 79 degrees 19 minutes 20 seconds West 0.51 feet to a point; thence North 44 degrees 14 minutes 40 seconds West 84.36 feet to a point; thence South 65 degrees 37 minutes 50 seconds West 68.77 feet to a point; thence South 56 degrees 27 minutes 32 seconds West 101.04 feet to a point; thence North 33 degrees 32 minutes 28 seconds West 30.00 feet to a point marked by an iron pin; thence North 56 degrees 27 minutes 32 seconds East 103.45 feet to the place of beginning.

Commencing at the Northwest Corner of Section five; thence South 84 deg-

DESCRIPTION APPROVED
for Auditor's transfer

BY [Signature]

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NOT RECORDABLE**

rees 43 minutes 45 seconds East 141.9 feet (by deed) along the North Line of the said Section to a point; thence South 04 degrees 48 minutes 15 seconds West 267.3 feet (by deed) to a point in the centerline of Interstate Route 70 at Station 1084 + 24.68; thence South 84 degrees 43 minutes 45 seconds East 1330.23 feet (by deed) along the said centerline to a point at Station 1097 + 54.91; thence at right angles to said centerline South 05 degrees 16 minutes 15 seconds West 152.74 feet to an existing iron pin on the South right-of-way of said Interstate, said point being the Northwest Corner of a 1.00 acre tract as owned by Ernest C. and Cynthia L. Norris as recorded in Deed Book Volume 649 at page 188 of the Muskingum County Deed Records; thence South 48 degrees 32 minutes 00 seconds East 417.82 feet to a point marked by an iron pin; thence North 65 degrees 37 minutes 50 seconds East 84.30 feet to a point marked by an iron pin, said point being on the West right-of-way of Township Road number 271; thence South 32 degrees 39 minutes 38 seconds East 37.59 feet to a point, said point being the place of beginning of this Easement; thence South 44 degrees 14 minutes 40 seconds East 66.55 feet to a point; thence South 79 degrees 19 minutes 20 seconds East 40.51 feet to a point; thence North 56 degrees 28 minutes 15 seconds East 24.71 feet to a point in the center of Township Road number 271; thence South 33 degrees 31 minutes 45 seconds East 15.00 feet to a point in the center of Township Road number 271; thence South 56 degrees 28 minutes 15 seconds West 30.80 feet to a point; thence North 79 degrees 19 minutes 20 seconds West 50.83 feet to a point; thence North 32 degrees 39 minutes 38 seconds West 73.20 feet to the place of beginning.

The foregoing descriptions were written December 13, 1979 by W. J. Biedenbach, Registered Surveyor #5718.

Excepting the oil and gas in and under said premises

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Prior instrument reference: Volume Page

WITNESS her hand this _____ day of January, 1980.

Signed and acknowledged in
the presence of:

Helen B. Kirk as Executrix

THE STATE OF OHIO, MUSKINGUM COUNTY.

Be it remembered, that on this _____ day of January, 1980 before me, the subscriber, a Notary Public in and for said county, personally came the above named grantor and acknowledged the signing of the foregoing instrument to be her voluntary act and deed in the capacity described therein for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

This instrument prepared by: Donald P. Jones
47 North 4th Street
Zanesville, Ohio 43701

3.84°43'45"E.
(141.9' by dead)

Falls Township
Springfield Township

5.04 48/54
267.3 (by dead)

3.84° 23' 45" E.
133° 23' (by dead)

Centerville 1-70

⊙ ~ Existing Iron Pins
 • ~ Iron Pins Set

South, R/W-I-M

E.L. L. Norris
189-187

1,000+ Acres

DESCRIPTION APPROVED
for Auditor's transfer

By Robert J. Rife

Detail of
Easement at the
Property Line

I hereby certify the above plat and survey to be correct as prepared by me, this 13th day of December 1979.

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NOT RECORDABLE

W. J. NEEDENBACH
REG. SURVEYOR #5718

Approved for Transfer
Existing Sewage O.K.
12-20-79 - Edgar Shuey
ZANESVILLE-MUSKINGHAM DIST.
GENERAL HEADQUARTERS
775 LAUREL AVENUE
ZANESVILLE, OHIO 43701

W. J. BIEDENBACH & ASSOC.
Surveying & Mapping
 3120 Lisa Ln. Zanesville, Ohio 43701
 (614) 453-4850

Drawn by: <i>MB</i>	Date: <i>12-1-79</i>
Scale: <i>1"=100'</i>	Checked by: <i>EB</i>
Job No.: <i>671-11-79</i>	<i>H. Pitt</i>