

Phone: 740-689-8449  
Fax: 740-689-3823**Deed Description of 7.205 Acres**

Situated in the State of Ohio, County of Muskingum, southwest quarter of section 13, Township 16N, Range 14W, Township of Springfield, Village of South Zanesville. Containing the lands described Deed Record 1114 Page 516 to Eagle Oaks Inc. (Parcel 63-55-11-01-000) remaining after a 0.418-acre exception described in Official Record 1134 Page 252 to Terry & Jackie Stephens. Being further described as follows:

Commencing for reference at a ¾" iron pipe found at the northeast corner of lot 2 of Wingeier's Second Subdivision recorded in Plat Book 4 Page 117. Thence, S 03°40'00" W 336.86 feet to a capped 5/8" rebar found marking the true place of beginning of the tract herein to be described.

Thence, along the southerly line of the lands described in Official Record 2174 Page 842 to Katherine Scott and the southerly line of an unimproved 14 feet wide platted alley (Beechwood Park Addition, Plat Book 2 Page 99-100), S 53°07'36" E 1140.84 feet to a capped 5/8" rebar found.

Thence, continuing along the platted alley, S 89°42'55" E 127.40 feet to a point on the west side of Willis Drive (14 feet wide).

Thence, along the west side of Willis Drive, S 40°13'36" W 230.84 feet to a capped 5/8" rebar found, passing over a capped 5/8" rebar found at 10.00 feet.

Thence, along the lands described in Official Record 1134 Page 252 to Terry & Jackie Stephens the following two courses and distances:

- 1) N 47°16'54" W 130.17 feet to a point.
- 2) S 39°03'43" W 148.17 feet to a 5/8" rebar found, passing over a 5/8" rebar found at 10.00 feet.

Thence, along the north line of the lands described in Deed Record 853 Page 203 to Karin Huddleston, N 53°03'53" W 114.34 feet to a capped 5/8" rebar found.

Thence, along the north line of the lands described in Official Record 1910 Page 487 to Scenic Properties Management LLC, N 53°06'47" W 790.98 feet to a capped 5/8" rebar found on the west line of section 13.

Thence, with the west line of section 13 along the east line of the lands described Deed Record 769 Page 29 and Deed Record 910 Page 243 to James & Ruth Brown, N 03°40'00" E 345.40 feet to the true place of beginning.

The parcel as surveyed contains a total of 7.205 acres, more or less.

Subject to all legal easements, right-of-ways, setbacks, restrictions, & reservations of record.

Bearings are based on the west line of Section 13 as being N 03°40'00" E and are used to denote angles only.

The above description was prepared from an actual field survey in February 2010 by D. Todd Boring, Ohio Professional Surveyor #8017.

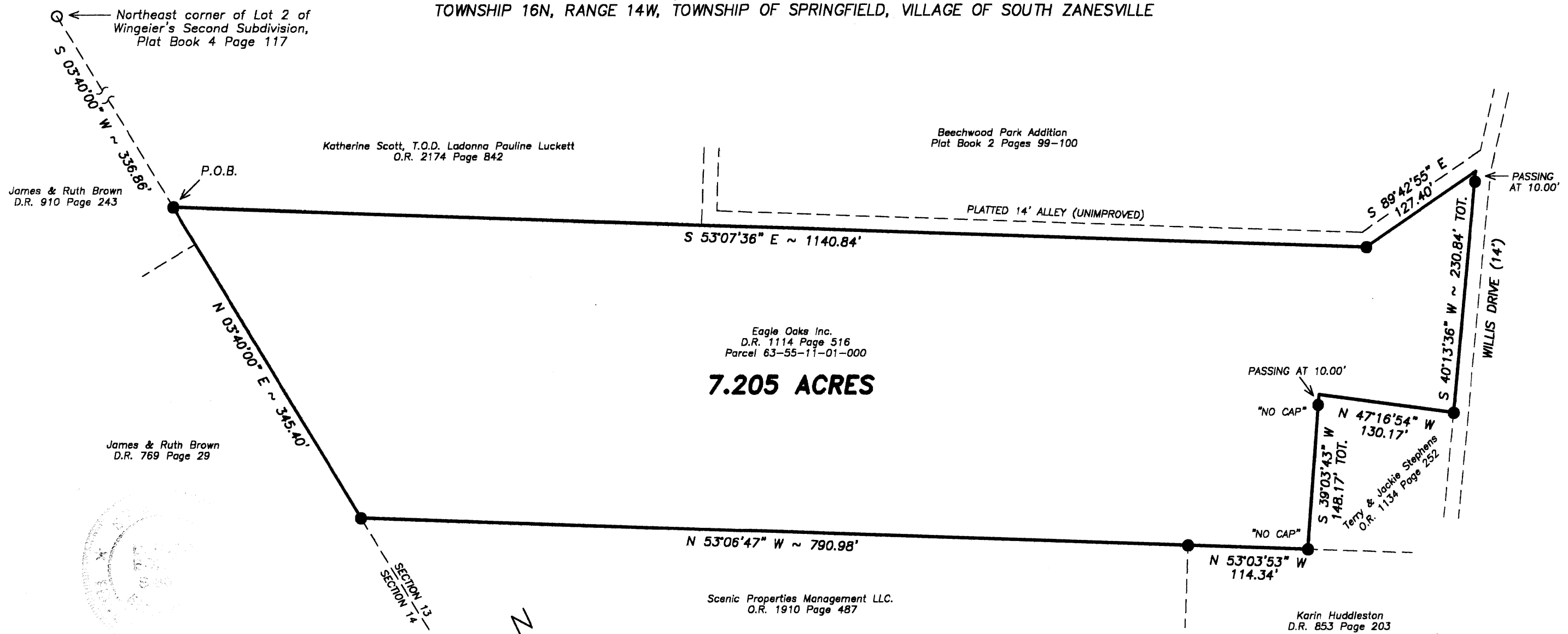
Date: 4-5-10

**OFFICE COPY  
NOT RECORDABLE**  
D. Todd Boring Surveyor #8017

DESCRIPTION  
APPROVEDBy: [Signature] 4/8/2010

**~SURVEY PLAT OF 7.205 ACRES~**

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, SOUTHWEST QUARTER OF SECTION 13,  
TOWNSHIP 16N, RANGE 14W, TOWNSHIP OF SPRINGFIELD, VILLAGE OF SOUTH ZANESVILLE



**7.205 ACRES**

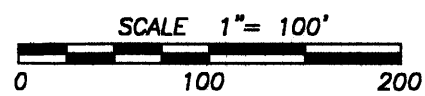
BEARINGS ARE BASED ON WEST LINE OF SECTION 13 AS  
BEING N 03°40'00" E AND ARE USED TO DENOTE ANGLES ONLY.

THIS SURVEY WAS DONE WITHOUT THE BENEFITS  
OF A TITLE INSURANCE POLICY. THERE MAY BE EASEMENTS OR  
RIGHTS OF WAY WHICH EXIST BUT ARE NOT SHOWN.

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NOT RECORDABLE**

D. TODD BORING

4-5-10  
DATE



**~LEGEND~**

- - 3/4" IRON PIPE FOUND
- - 5/8" REBAR FOUND WITH CAP, UNLESS NOTED

**PERTINENT DOCUMENTS**  
DEED REFERENCES SHOWN  
COUNTY TAX MAPS  
SURVEY RECORDS

**DESCRIPTION  
APPROVED**  
By: *[Signature]* 4/2/10

**prepared by:**  
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