

## DESCRIPTION OF 0.1695 ACRE GAP AREA

Situated in the State of Ohio, County of Muskingum, Township of Union, being in the southeast quarter of Section 10, Range 5 West, Township 1 North, of "The United States Military Lands", being a new survey of a 0.1695 acre gap area between the south line of 1.674 acres tract as conveyed to Stradford Real Estate Rental and Development, Ltd. by Official Records Volume 1991, Page 706 and the north line of a 16.067 acres tract as conveyed to Kevin R. and Deborah K. Allender by Official Records Volume 1019, Page 87 of the Muskingum County Recorder's Office, and being bounded and described as follows:

Commencing for Reference at a concrete monument found at the center of Section 10 (Note: Reference bearing on the west line of the northeast quarter of Section 10 used as South 05°07'14" West.);

Thence, with the quarter section line, South 84°24'27" East a distance of 1,023.04 feet to a 5/8" iron pin found capped "Spilker 5862" at the northwest corner of an original 7.10 acres tract described in Deed Volume 240, Page 16 of the Muskingum County Recorder's Office;

Thence, with the west line of an original 16.067 acres tract as conveyed to Kevin R. and Deborah K. Allender by Official Records Volume 1019, Page 87 of the Muskingum County Recorder's Office, the following two courses:

1. South 29°04'40" East a distance of 193.19 feet to a 5/8" iron pin found capped "Spilker 5862";
2. Thence South 01°03'12" East a distance of 87.79 feet to a 5/8" iron pin found capped "Spilker 5862", being being **THE TRUE POINT OF BEGINNING** for this description;

Thence, from said Point of Beginning and continuing with the lines of said original 16.067 acres tract, the following two courses:

1. South 28°57'52" East a distance of 141.80 feet to a 5/8" iron pin found uncapped;
2. Thence North 84°38'20" West a distance of 399.01 feet to a 5/8" iron pin found uncapped in the east right-of-way line of State Route No. 83 (Friendship Drive) at the southwest corner of a 1.674 acres tract as conveyed to Stradford Real Estate Rental and Development, Ltd. by Official Records Volume 1991, Page 706 (Auditor's Parcel No. 66-20-10-06.000);

Thence, with the south line of said 1.674 acres tract, North 89°47'01" East a distance of 373.56 feet to a point;

Thence, with the east line of said 1.674 acres tract, North 27°46'32" West a distance of 96.49 feet to The Point of Beginning;

Containing 0.1695 acre, more or less.

Subject to all legal right-of-ways, easement, restrictions, reservations, and zoning regulations of record.

Subject to the 100-Year Flood Plain restrictions, if applicable.

All iron pins set are 5/8" x 30" rebar capped and labeled "Claus 6456".

THE BEARINGS IN THIS DESCRIPTION ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON THE CENTERLINE OF STATE ROUTE 83 USED AS NORTH 27°40'00" WEST AS SHOWN ON THE O.D.O.T. RIGHT-OF-WAY PLAN "MUS-76-0.61", SHEET 4 OF 7, DATED 7-13-64, WITH REFERENCE TO THE CENTERLINE PLAT RECORDED IN PLAT BOOK 11, PAGE 21 OF THE MUSKINGUM COUNTY RECORDER'S OFFICE.

A plat of the above-described survey has been submitted for file at the County Engineer's Office.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on an actual field survey of Nov. 8, 2013; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Deed Volume 240, Page 16

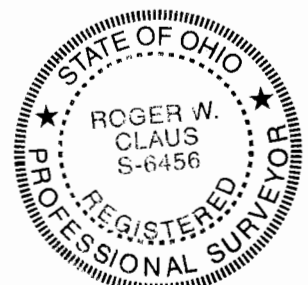
Surveyor: Roger W. Claus

DESCRIPTION

APPROVED

By: [Signature]  
12/27/13

Date: 12-12-2013



SITUATED IN THE STATE OF OHIO,  
COUNTY OF MUSKINGUM, TOWNSHIP  
OF UNION, BEING IN THE SOUTHEAST  
QUARTER OF SECTION 10, RANGE 5  
WEST, TOWNSHIP 1 NORTH, OF  
"THE UNITED STATES MILITARY LANDS"

### PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP "NEW CONCORD"
- (4) SURVEY PLAT BY TERRY J. FINLEY
- (5) THREE SURVEY PLATS BY JOSEPH T. SPILKER
- (6) TWO SURVEY PLATS BY W. J. BIEDENBACH
- (7) SURVEY PLAT BY SEPHEM N. BOWMAN
- (8) SURVEY PLAT BY JACK D. NEWCOME

ORIGINAL 5.79 ACRES LINE (D.V. 240, PG. 16)  
ORIGINAL 7.10 ACRE NORTH LINE (D.V. 240, PG. 16)

- |       |   |   |
|-------|---|---|
| P     | = | EXISTING POWER POLE                                     |
| ⊙     | = | 1" IRON PIN FOUND UNCAPPED -- 1 FOOT ABOVE GROUND       |
| ⊙     | = | 1-1/2" P.V.C. PIPE SET ON LINE- 5' TALL                 |
| ⊙     | = | P.K. NAIL SET CAPPED "CLAUS 6456".                      |
| ○     | = | 5/8" X 30" IRON PIN SET CAPPED "CLAUS 6456"             |
| ●     | = | 1/2" IRON PIN FOUND UNCAPPED.                           |
| ■     | = | 3/4" IRON PIPE FOUND UNCAPPED                           |
| ⊙     | = | 5/8" IRON PIN FOUND CAPPED "SPILKER 5862"               |
| ▲     | = | 5/8" IRON PIN FOUND UNCAPPED                            |
| ■     | = | CONCRETE MONUMENT FOUND                                 |
| ▣     | = | MARKED STONE FOUND.                                     |
| □     | = | UN-MARKED STONE FOUND                                   |
| +     | = | SURVEY ANGLE POINT                                      |
| ⊙     | = | RAILROAD SPIKE SET                                      |
| ⊙     | = | 5/8" IRON PIN FOUND CAPPED "BIEDENBACH RS-6923 RS-7923" |
| —     | = | TREE WITH WIRE FOUND                                    |
| —     | = | EXISTING PROPERTY LINES                                 |
| — x — | = | FENCE EVIDENCE FOUND                                    |
| —     | = | LINES OF THIS SURVEY                                    |

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT IT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES. NO GUARANTEE IS PLACED UPON ACTUAL OWNERSHIP OF ANY PROPERTY.


ROGER W. CLAUS, REG. SURVEYOR 6456 DATE:  
33310 CHRISTMAN RIDGE ROAD  
LEWISVILLE, OHIO 43754  
1-740-567-3168  
1-740-567-3168 FAX

REVISIONS	DATE	INITIALS
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SURVEY PLAT FILE: 131109-F4

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON THE CENTERLINE OF STATE ROUTE 83 USED AS NORTH 27°40'00" WEST AS SHOWN ON THE O.D.O.T. RIGHT-OF-WAY PLAT "MUS-76-0.61". SHEET 4 OF 7, DATED 7-13-64, WITH REFERENCE TO THE CENTERLINE PLAT RECORDED IN PLAT BOOK 11, PAGE 21 OF THE MUSKINGUM COUNTY RECORDER'S OFFICE.

0' 60' 120'



SCALE 1" = 60'

ORIGINAL  
0.59 ACRES TRACT  
(D.V. 240, PG. 16)

INTERSECTION OF  
CURRENT CENTERLINE  
STA. 4+55.00 WITH  
OLD CENTERLINE AND  
OLD PROPERTY LINE  
(1964) STA. 30+23.41

TRUE POINT OF BEGINNING  
FOR 0.3943 ACRE DESCRIPTION  
SOUTH 84°24'27" EAST -- 1023.04'  
FROM THE CENTER OF SECTION 10.

ORIGINAL  
(O.R.V.)

KEVIN R. ALLENDER  
DEBORAH K. ALLENDER  
16.067 ACRES  
O.R.V. 1019, PG. 87  
AUD. PAR. NO. 66-20-10-02.000

OPTION TO PURCHASE  
G-R CONTRACTING, INC.  
O.R.V. 2494, PG. 378

TRUE POINT OF BEGINNING  
FOR 0.1695 ACRE DESCRIPTION

ORIGINAL 1.674 ACRES LINE (O.R.V. 1991, PG. 706)  
(SECOND PARCEL D.V. 1067, PG. 554) (D.V. 290, PG. 494)  
(D.V. 290, PG. 263) (D.V. 240, PG. 16)

399.01' N 84°38'20"W  
ORIGINAL 16.067 ACRES LINE (O.R.V. 1019, PG. 87)

12/27/13

## Chairs Surveying

**Roger W. Claus, P.S.**

33310 Christman Ridge Road • Lewisville, OH 43754  
Phone: (740) 567-3168 • Fax: (740) 567-3106  
Email: rogerphyllis@hotmail.com

SUBJECT TO ALL LEGAL,  
RIGHT-OF-WAYS, EASEMENTS,  
RESTRICTIONS, RESERVATIONS, AND  
ZONING REGULATIONS OF RECORD.  
SUBJECT TO 100 YEAR FLOOD PLAIN  
RESTRICTIONS, IF APPLICABLE.  
SUBJECT TO ANY FACTS THAT MAY  
BE DISCLOSED IN A FULL AND  
ACCURATE TITLE SEARCH.