

DEED DESCRIPTION

LOT #1
2.097 ACRES

Being a resurvey of a parcel conveyed to Dorothy M. Teague, as found in Official Record 1638, Page 337, as found in the Muskingum County Recorder's Office, Muskingum County, Ohio, and being more particularly described as follows.

Situated in the State of Ohio, County of Muskingum, Township of Union, and being a part of the Southeast Quarter of Section 10, Twp.-1N, Rng. -5W, and being known as Lot #1 in the proposed Teague Subdivision, and being more particularly described as follows.

COMMENCING, at a stone found at the Southeast corner of the Southeast Quarter of Section 10, Union Township, Thence, the following Six (6) courses and distances, 1) N 89° 40' 24" W, 1031.28 feet to a point, 2) N 31° 52' 42" W, 276.51 feet to a iron pin found, 3) S 58° 30' 00" W, 263.00 feet to an iron pin found, 4) N 39° 42' 13" W, 200.98 feet to an iron pin found, 5) N 58° 30' 00" E, 455.68 feet to an iron pin found, 6) N 30° 13' 42" W, 218.40 feet to a point marking centerline of Sunflower Drive (aka County Road 65), said point also marks **THE TRUE PLACE OF BEGINNING**, for the 2.097 acre parcel herein described.

Thence, from said point and continuing with the centerline of Sunflower Drive (aka County Road 65), with a curve to the right having a **Delta of 42° 07' 29"**, a **Radius of 381.97** feet, a **Length of 280.83** feet, a **Chord Distance of 274.55**, and a **Chord Bearing of N 73° 48' 57" W**, to a point in the Centerline of Sunflower Drive (aka County Road 65).

Thence, from said point and continuing with the centerline of Sunflower Drive (aka County Road 65), **N 52° 45' 12" W**, a distance of **159.22'** to a point in the centerline of Sunflower Drive (aka County Road #65).

Thence, from said point and leaving the centerline of Sunflower Drive (aka County Road 65), **N 80° 06' 42" E**, and passing an iron pin found marked "Dennis P. Hagan #6917" at 27.29', a total distance of **452.15** feet to an iron pin found marked "Dennis P. Hagan #6917".

Thence, from said iron pin, **S 39° 59' 53" E**, passing over an iron pin found marked "Dennis P. Hagan #6917", at 205.72 feet, a total distance of **225.74** feet to a point in the centerline of Sunflower Drive (County Road 65).

Thence, from said point and following the Centerline of Sunflower Drive(aka County Road 65), with a curve to the right having a **Delta of 32° 38' 09"**, a **Radius of 381.97** feet, a **Length of 217.57** feet, a **Chord Distance of 214.64** feet, and a **Chord Bearing of S 68° 48' 14" W**, to **THE TRUE PLACE OF BEGINNING**, for the parcel herein described

Said Lot #1 as surveyed contains **2.097** acres or **91,365** sq.ft. more or less.

Lot #1 is also subject to a 0.371 ingress/egress easement for the purpose of accessing State Route 83, as found in Official Record 1638, Page 337.

Bearings of the above description are based on the South line of Section 10, as being N 89° 40' 24" W, and are used to denote angles only.

Note: All Deed Volumes and Official Records and pages referenced to above are found in the Office of the Recorder, Muskingum County, Ohio.

The above description is based on an actual field survey made under the supervision of John W. Hagan, Ohio Registered Surveyor #4968.

Dated 5-3-04

DESCRIPTION APPROVED
FOR AUSTON TRANSFER
BY [Signature]

5-5-1004

**OFFICE COPY
NOT RECORDED**
John W. Hagan
Ohio Registered Surveyor #4968

66-66-20-10-21 (PT.)

B & B

CONSULTING ENGINEERS AND SURVEYORS
P.O. BOX 938 THORNVILLE, OHIO 43076
PH: 1-740-246-4491 FAX: 1-740-246-9201

PREPARED FOR: ROBERT TEAGUE

re: LOT #1
TEAGUE SUBDIVISION

PROPERTY LOCATION:

BEING A RESURVEY OF PARCEL CONVEYED TO
DOROTHY M. TEAGUE, AS FOUND IN OFFICIAL RECORD
1638, PAGE 337, AS FOUND IN THE OFFICE OF THE
RECORDER, MUSKINGUM COUNTY, OHIO.

SITUATED IN THE STATE OF OHIO, COUNTY OF
MUSKINGUM, TOWNSHIP OF UNION, BEING PART OF
THE SOUTHEAST QUARTER OF SECTION 10, TWP.
01-N, RNG. 05-W, AND BEING LOT #1 IN THE
PROPOSED TEAGUE SUBDIVISION.

NOTE: THIS SURVEY IS SUBJECT TO ALL UTILITY
AND ROAD RIGHT OF WAYS OF RECORD.

NOTE: THIS SURVEY IS SUBJECT TO ALL LEGAL
FACTS THAT A FULL AND COMPLETE TITLE RESEARCH
MAY REVEAL.

BASIS OF BEARING

THE BEARINGS ON THIS PLAT ARE BASED ON THE
SOUTHLINE OF SECTION 10 AS BEING N 89° 40'
24" W, AND ARE USED TO DENOTE ANGLES ONLY.

CERTIFICATION:

I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS
MADE OF THE PREMISES BY B & B ENGINEERING
AND SURVEYING, IN APRIL 2004, AND THAT THIS
PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE.

NOTE: ALL IRON PINS SET ARE 5/8" d.d. IRON
REINFORCING BARS 30 INCHES LONG WITH YELLOW
CAPS LABELED WITH "HAGAN #4968".

DATE 5-3-04
JOHN W. HAGAN
OHIO REGISTERED SURVEYOR #4968



DESCRIPTION APPROVED
FOR AUTOMATIC TRANSFER

BY *[Signature]*

5-5-2004

66-66-20-10-21 (PT.)

COMMENCING, AT A STONE FOUND AT
THE SOUTHEAST CORNER OF THE
SOUTHEAST QUARTER OF SECTION 10,
TWP. 1-N, RNG. 5-W, MUSKINGUM
COUNTY, OHIO.

KAP REAL ESTATE, LLC
O.R. 1848, P.G. 388

27.28' OFFSET
N 80°08'42" E 452.15'

LOT #1
91,385 sq.ft.
2.097 ACRES +/-

DOROTHY M. TEAGUE
O.R. 1638, P.G. 337

SUNFLOWER DRIVE
(COUNTY ROAD #65)
(40' WIDE)

DELTA=42°07'28"
R=381.97'
L=280.83'
CH. BRG.=N73°48'57"W

P.O.B.
LOT #1
2.097 AC.

DELTA=32°38'08"
R=381.97'
L=217.57'
CH. BRG.=S88°48'14"W
ORGANIC WASTE TECH INC.
D.V. 1131, PG. 473

Lot Split
Approved

By *[Signature]*

LEGEND

- - IRON PIN FOUND
CAPPED "DENNIS P. HAGAN #6917"
- △ - IRON PIN FOUND
- (T) - TOTAL DISTANCE
- ℄ - CENTERLINE OF ROADWAY
- ☆ - POINT

GRAPHIC SCALE

