

06-32-02-18.003

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Whitehouse, Ohio 43571-0628



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DBE Certified with ODOT
MBE/EDGE Certified with the State of Ohio
MBE Certified with the City of Toledo

September 16, 2013
Page 1 of 3

Legal Description

Situated in the State of Ohio, Muskingum County, Union Township, Village of New Concord, Township 1 North, Range 5 West of the United States Military Lands and being part of the Northwest quarter (1/4) of Section 10, said parcel of land being bounded and described as follows:

Commencing at the southeast corner of said Northwest quarter (1/4) of Section 10, said point being marked with a found capped iron pipe;

Thence in a northerly direction along the East line of said Northwest quarter (1/4) of Section 10 and along the easterly line of a parcel of land conveyed to Jerry L. and Lori E. Brown in Book 2305, Page 312, having an assumed bearing of North one (01) degree, forty-nine (49) minutes, thirty-three (33) seconds East, a distance of four hundred fifty-eight and sixty-three hundredths (458.63') feet to the intersection of the northerly line of said Brown parcel, said point of intersection being the True Point of beginning;

Thence North eighty-seven (87) degrees, fifty-one (51) minutes, forty-nine (49) seconds West along said northerly line of the Brown parcel and along the northerly line of four parcels of land conveyed to Jerry L. and Lori E. Brown in Book 2226, Page 545, passing through a found capped iron pipe at a distance of one hundred sixteen and twenty-three hundredths (116.23') feet, a total distance of nine hundred forty-four and thirty hundredths (944.30') feet to the intersection of the southeasterly line of Maple Lane, said southeasterly line of Maple Lane also being the southeasterly plat line of Wedgewood Subdivision No. 2, as recorded in Plat Book 14, Page 85, said point of intersection being marked with a found capped iron pipe;

The following three (3) courses follow on and along said southeasterly line of Maple Lane:

Thence North seventy-five (75) degrees, twenty (20) minutes, twenty-three (23) seconds East, a distance of two hundred ten and ninety-nine hundredths (210.99') feet to a point of curve, said point of curve being marked with a found capped iron rebar;

Thence in a northeasterly to northerly direction along an arc of curve to the left an arc distance of two hundred twenty-seven and sixty-two hundredths (227.62') feet to a point, said arc of curve to the left having a radius of one hundred forty-seven and fifty-eight

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hundredths (147.58') feet, a central angle of eighty-eight (88) degrees, twenty-two (22) minutes, six (06) seconds, a chord distance of two hundred five and seventy-two hundredths (205.72') feet and a chord bearing of North thirty-one (31) degrees, nine (09) minutes, thirty (30) seconds East, said point being marked with a set capped iron rebar;

Thence North thirty-three (33) degrees, twenty-three (23) minutes, thirty-nine (39) seconds West, a distance of eighteen and seventy-nine hundredths (18.79') feet to the intersection of the southeasterly line of Maple Lane Extension, as established by Resolution by the Muskingum County Commissioners August 1, 1991, said point of intersection being marked with a set capped iron rebar;

Thence North fifty (50) degrees, forty-seven (47) minutes, thirty-five (35) seconds East along said southeasterly line of Maple Lane Extension, passing through a set capped iron rebar at a distance of three hundred four and twenty hundredths (304.20') feet, a total distance of four hundred twelve and three hundredths (412.03') feet to the intersection of the centerline of State Route 83, as shown on State Route 83 Right-of-Way Plans (MUS-76-0.61);

Thence South thirty-seven (37) degrees, fifty-two (52) minutes, twenty-five (25) seconds East along said centerline of State Route 83, a distance of five hundred thirty-four and eighteen hundredths (534.18') feet to the intersection of said East line of the Northwest quarter (1/4) of Section 10;

Thence South one (01) degree, forty-nine (49) minutes, thirty-three (33) seconds West along said East line of the Northwest quarter (1/4) of Section 10, a distance of one hundred nineteen and eighteen hundredths (119.18') feet to the True Point of Beginning.

Said parcel of land containing an area of 245,154 square feet or 5.628 acres of land, more or less, all in Tax Parcel No. 66-32-02-18-003.

Said parcel of land having a present road occupied area of 79,905 square feet or 1.834 acres of land, more or less.

Said set capped iron rebar being 5/8" diameter iron rebar with plastic capped stamped "PS 7432".

The bearings used hereon are based on an assumed meridian and are for the express purpose of calculating angular measurement.

The above description is based on a field survey performed under the supervision of Duane E. Heck, P.S. 7432 during May, 2013.

Prior deed reference is Book 1635, Page 473, Muskingum County Deed Records.

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September 16, 2013
Legal Description
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Prepared by:
Garcia Surveyors, Inc.

**OFFICE COPY
NOT RECORDABLE**
Duane E. Heck, P.S.
Registered Surveyor No. 7432

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**DESCRIPTION
APPROVED**

By:  11/18/2013

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66-32-02-18-003 C

NOTES:

- 1.) MAPLE LANE EXTENSION WAS ESTABLISHED AS A PUBLIC ROAD BY RESOLUTION JUNE 1, 1989 AND AUGUST 1, 1991 BY THE MUSKINGUM COUNTY COMMISSIONERS. THE SUBJECT PARCEL HAS DIRECT ACCESS TO SAID MAPLE LANE EXTENSION.
- 2.) MAPLE LANE WAS DEDICATED AS A PUBLIC ROAD ON THE PLAT OF WEDGEWOOD SUBDIVISION NO. 2, AS RECORDED IN PLAT BOOK 14, PAGE 76 AND RE-RECORDED IN PLAT BOOK 14, PAGE 85, MUSKINGUM COUNTY PLAT RECORDS. THE SUBJECT PARCEL HAS DIRECT ACCESS TO SAID MAPLE LANE.
- 3.) STATE ROUTE 83 LOCATION PER STATE ROUTE 83 RIGHT-OF-WAY PLANS (MUS-76-0.61)

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN AND ARE FOR THE EXPRESS PURPOSE OF CALCULATING ANGULAR MEASUREMENT.

AREA SUMMARY

GROSS = 245,154 SQ. FT. OR 5.628 AC. ±
* PRO = 79,905 SQ. FT. OR 1.834 AC. ±
NET = 165,249 SQ. FT. OR 3.794 AC. ±

*PRO = PRESENT ROAD OCCUPIED WITHIN STATE ROUTE 83 AND MAPLE LANE EXTENSION RIGHT-OF-WAY

DEED REFERENCE

BOOK 1635, PAGE 473,
MUSKINGUM COUNTY DEED RECORDS



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Whitehouse, OH 43571
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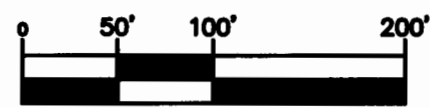
LEGEND

- SET CAPPED IRON REBAR
- ⊙ FOUND IRON PIPE
- FOUND IRON REBAR
- D. DEED DISTANCE
- M. MEASURED DISTANCE
- P.R.O. PRESENT ROAD OCCUPIED
- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE POINT OF BEGINNING
- M.C.P.R. MUSKINGUM COUNTY PLAT RECORDS
- M.C.D.R. MUSKINGUM COUNTY DEED RECORDS

BOUNDARY SURVEY

PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWN 1 NORTH, RANGE 5 WEST, IN THE VILLAGE OF NEW CONCORD, UNION TOWNSHIP, MUSKINGUM COUNTY, OHIO. PREPARED FOR POGGEMEYER DESIGN GROUP

GRAPHIC SCALE



(IN FEET)
1 inch = 100' ft.

WEDGEWOOD SUBDIVISION NO. 2
PLAT BOOK 14, PG. 85, M.C.P.R.

H.R. MITCHELL ENTERPRISES, INC.
66-32-02-18-003
BOOK 1635, PG. 473, M.C.D.R.

S. 628 AC

DESCRIPTION
APPROVED

By: *[Signature]* 11/18/2013

JERRY L. &
LORI E. BROWN
66-32-02-22-000
BOOK 2226,
PG. 545, M.C.D.R.

JERRY L. &
LORI E. BROWN
66-32-02-21-000
BOOK 2226,
PG. 545, M.C.D.R.

JERRY L. &
LORI E. BROWN
66-32-02-20-000
BOOK 2226,
PG. 545, M.C.D.R.

JERRY L. &
LORI E. BROWN
66-32-02-19-000
BOOK 2226,
PG. 545, M.C.D.R.

JERRY L. &
LORI E. BROWN
66-32-02-18-004
BOOK 2305,
PG. 312, M.C.D.R.

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS THE RESULT OF A TRUE AND ACCURATE BOUNDARY SURVEY PERFORMED UNDER MY SUPERVISION DURING MAY, 2013.

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Duane E. Heck
Professional Surveyor No. 7432

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	147.58'	227.62'	205.72'	N 31°09'30" E	88°22'06"

DATE: 09/16/13
PROJECT# 135S00109

MID-SECTION LINE
P.O.C.
SE COR., NW 1/4, SEC. 10
FOUND CAPPED IRON PIPE

E. LINE, NW 1/4, SEC. 10 AS SURVEYED BY LINN ENGINEERING 7-14-99

NE COR., NW 1/4, SEC. 10 FOUND CAPPED IRON PIPE

E. LINE NW 1/4, SEC. 10 PER GARCIA FIELD SURVEY

TRUE POINT OF BEGINNING

FOUND IRON PIN

