

70-60-02-09-000
70-15-13-01-000
70-15-12-05-000



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Robert E. Welch
DR 1119-471
+/-108.108 Ac.

Situated in the State of Ohio, Muskingum County, Township of Washington, being in part of Sections 13, 12 and in part of Quarter Township 4, Township 1, Range 7 and being all of the lands now owned by Robert E. Welch (DR 1119-471) of the Muskingum County Recorders Office and more fully described as follows.

Beginning at an iron pin set at the southwest corner of Section 13, thence going with the common line of said Welch's lands and the lands now owned by Carl M. & Tracie L. Moss (OR 1958-10), N 01°51'33" E, 538.13 feet to an iron pin set on the south line of the B&O Railroad;

thence with the the south line of said B&O Railroad the following four (4) courses:

1. with a curve turning to the left with an arc length of 1141.35 feet, with a radius of 1604.56 feet, with a chord bearing of S 79°00'51" E, with a chord length of 1117.44 feet to a point;
2. with a reverse curve turning to the right with an arc length of 999.67 feet, with a radius of 1700.60 feet, with a chord bearing of S 86°02'22" E, with a chord length of 985.34 feet to a point;
3. with a reverse curve turning to the left with an arc length of 880.07 feet, with a radius of 1197.34 feet, with a chord bearing of N 89°44'38" E, with a chord length of 860.39 feet to a point;
4. N 73°34'01" E, 443.88 feet to an iron pin found on the west line of the lands now owned by the Zanesville-Muskingum County Port Authority (DR 1142-426);

thence leaving the south line of said B&O Railroad and point with the common line of said Port Authority's lands the following two (2) courses:

1. S 00°37'54" E, 457.78 feet to an iron pin found;
2. S 02°33'53" W, 354.23 feet to an iron pin found on the common corner of said Welch, Port Authority, the lands now owned by Thomas Baker & Carolyn Baker (OR 2556-481) and the lands now owned by Frederick D. Welch & Cheryl C. Welch (DR 814-66);

thence the the common line of said Welch and Welch the following three (3) courses:

1. N 87°24'34" W, 99.79 feet to a point, said point is referenced by an iron pin found which bears, N 07°57'40" W, 6.55 feet;
2. S 02°35'18" W, 568.93 feet to an iron pin found;
3. S 87°24'42" E, 99.95 feet to an iron pin found on the common corner of Welch, Welch and Baker;

thence with said Baker's west line, S 02°30'13" W, 112.46 feet to a point in the center of Adamsville Road (SR-93), passing an iron pin found at 64.76 feet;

thence with the center of said Adamsville Road, S 55°12'49" W, 114.44 feet to a point;

thence leaving said center of Adamsville Road and going with the south line of said Welch's lands the following three (3) courses:

1. N 87°06'35" W, 309.72 feet to an iron pin found, passing an iron pin found at 66.41 feet;
2. N 87°39'46" W, 1709.48 feet to an iron pin found;
3. N 86°24'28" W, 1266.08 feet to an iron pin found on the common corner of said Welch, Moss and the lands now owned by Paul W. & Brenda J. Heil (OR 2213-430);

thence with the east line of said Moss' lands, N 01°51'33" E, 1007.23 feet to the place of beginning, containing 108.108 acres more or less, subject to all legal highways and easements of record.

All bearings described herein are based on the Ohio State Plane Grid Coordinates, NAD83, Ohio South per GPS Observation.

Attached to the above described property is and Easement for the purpose of INGRESS/EGRESS for the property now owned by Frederick D. Welch & Cheryl C. Welch (OR 2556-481) and is described as follows:

Beginning at an iron pin found at the southwest corner of DR 814-66, thence going the following six (6) courses:

1. S 87°24'42" E, 99.95 feet to an iron pin found;
2. S 02°30'13" W, 112.46 feet to a point in the center of Adamsville Road (SR-93), passing an iron pin found at 64.76 feet;
3. thence with the center of said Adamsville Road, S 55°12'49" W, 44.16 feet to a point;

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4. thence leaving said center of Adamsville Road and going through the above described 108.108 acres survey, N 13°05'01" E, 68.75 feet to a point;
5. continuing through said 108.108 acre survey, N 34°03'39" W, 43.37 feet to a point;
6. continuing through said 108.108 acre survey, N 51°53'39" W, 63.46 feet to the place of beginning of said INGRESS/EGRESS easement, containing +/-0.125 acres more or less.


The above described 108.108 acre parcel and attached easement is based on a field survey made by Brian K. McPeck, PS 8517 of McPeck Land Surveying, LLC on September 13th, 2016.



9/23/16
Date

Parcel No.

All of: 70-15-12-05-000 (+/- 5.402 ac.)
All of: 70-15-13-01-000 (+/- 21.520 ac.)
All of: 70-60-02-09-000 (+/- 81.186 ac.)
Total +/- 108.108 ac.

DESCRIPTION
APPROVED
By:  10/3/2016

70-60-02-09-000 B
 70-15-13-01-000 B
 70-15-12-05-000 B

RE-SURVEY

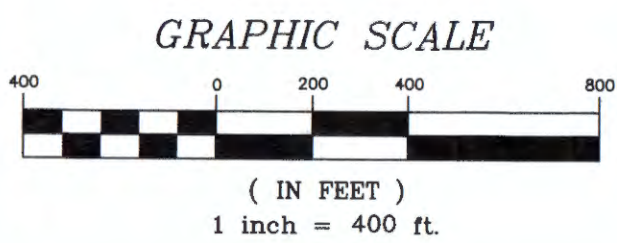
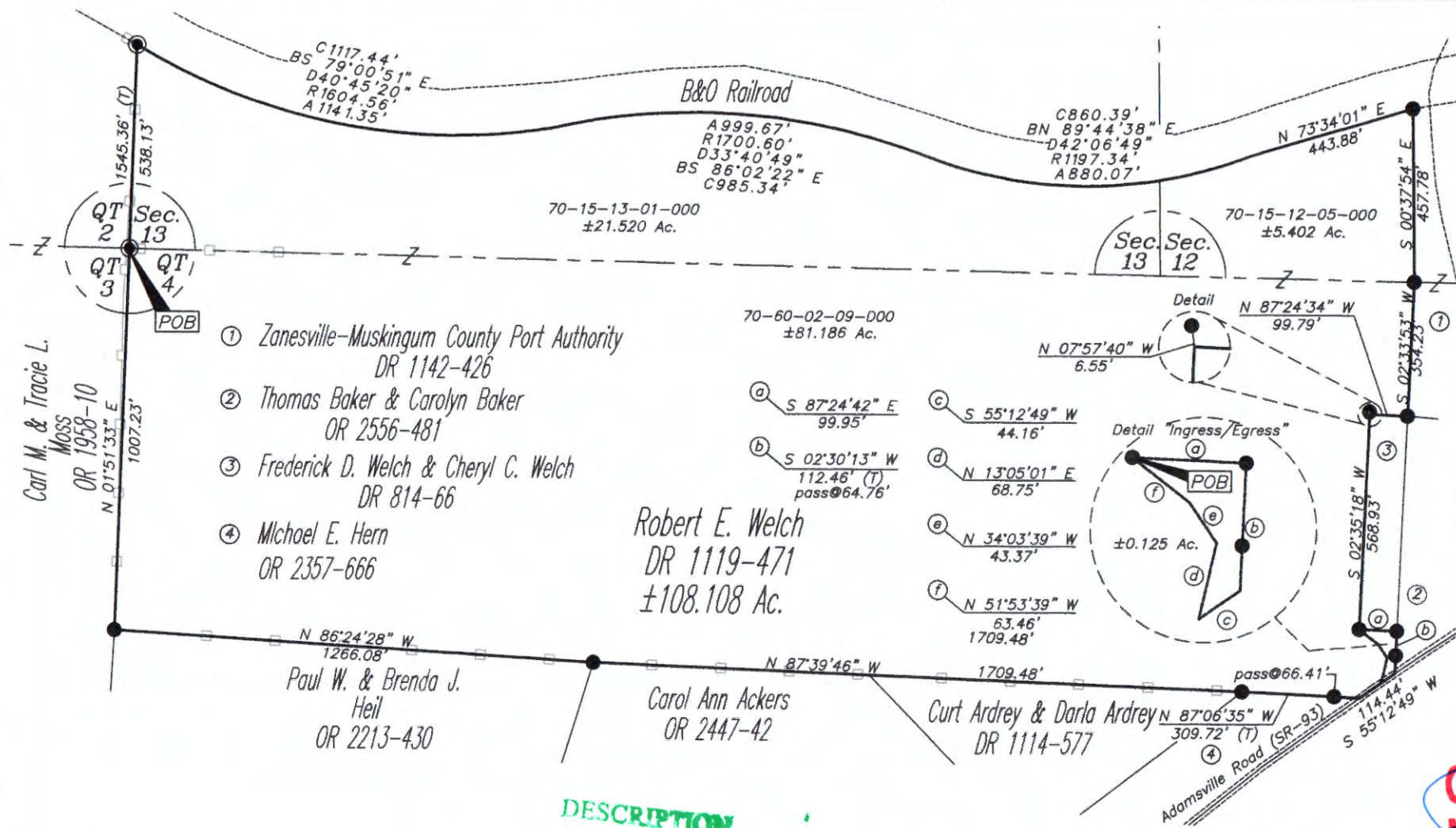
SITUATED IN
 The State of Ohio, County of Muskingum
 Township of Washington, and being a part
 Sections 13 & 12 and also part of Quarter
 Township 4, T1, R7.

BASIS OF BEARING
 Bearings are based on State Plane Ground
 Coordinates, NAD83, Ohio South,
 per GPS Observation.

REFERENCES
 * As Noted on Plot
www.muskingumcountyauditor.org
www.mceo.org
<http://recorder.muskingumcounty.org>



OFFICE COPY
NOT RECORDABLE 9/23/16
 Brian Kelly McPeck
 Reg. Surveyor No. 8517
 Date



DESCRIPTION APPROVED
 by: [Signature]
PARCEL NO.
 All of: 70-15-13-01-000(±21.520 ac.)
 All of: 70-15-12-05-000(±5.402 ac.)
 All of: 70-60-02-09-000(±81.186 ac.)

- LEGEND**
- Iron Pin Set, 5/8" rebor (MCPEEK 8517)
 - Iron Pin Found
 - Z— Property Hook
 - ⊗ Stone w/ X
 - Iron Pipe Found

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