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August 24, 2015

DESCRIPTION OF A 39.977 ACRE TRACT

Situated in the Township of Washington, County of Muskingum, and the State of Ohio.

Being located in the Southwest Quarter of the Northwest Quarter of Quarter Township 4, Township 1, Range 7 and being all of the residue of a 54.07 acre tract (Parcel No. 70700101000 – 40.04 acre tract) and all of a 0.04 of an acre tract (Parcel No. 70600109001 – 0.04 of an acre tract) as conveyed to Jennifer L. Buchanan by a Warranty Deed as recorded in Official Record Volume 2318, Page 635 of the Muskingum County Deed Records and being more fully described as follows:

COMMENCING at a Stone Monument (found) at the northeast corner of the Southwest Quarter of the Northwest Quarter of Quarter Township 4, and a 14.00 acre tract as conveyed to Brian Christman (Official Record Volume 2501, Page 91) and northwest corner of a 4.67 acre tract as conveyed to Eleanor Jean Oliver Trustee (Deed Volume 1145, Page 671);

THENCE with the east line of said Southwest Quarter of the Northwest Quarter of Quarter Township 4, and 14.00 acre tract, west line of said 4.67 acre tract, South 01 deg. 16 min. 43 sec. West, 410.50 feet to a 5/8 inch iron pin (found) at the PLACE OF BEGINNING of the tract herein to be described;

THENCE continuing with said line and west line of a 2 acre tract as conveyed to Eleanor Jean Oliver Trustee (Official Record Volume 1145, Page 671), South 01 deg. 16 min. 43 sec. West, 925.24 feet to a 5/8 inch iron pin (found) at the north corner of a 0.03 of an acre tract as conveyed to Eleanor Jean Oliver Trustee (Official Record Volume 1910, Page 50), South 28 deg. 58 min. 14 sec. West, 117.55 feet (passing through an iron pin (set) (on line) at 114.65 feet) to a point on the north line of a 1.47 acre tract as conveyed to Michael R. Griffin (Deed Volume 1084, Page 269), and being in Lovers Lane (T.R. 482);

THENCE with said north lines of said 1.47 acre tract, a 0.135 of an acre tract and 1.06 acre tract as conveyed to Phillip E. and Wendy L. Durant (Deed Volume 1103, Page 625) with a curve to

left having a radius of 206.70, a delta angle of 33 deg. 30 min. 20 sec. for an arc length of 120.87 feet (chord: North 70 deg. 36 min. 31 sec. West, 119.16 feet) to a point;

THENCE with the north lines of said 1.06 acre tract, a 1.04 acre tract and 1.03 acre tract as conveyed to Rusty A. Shepherd (Deed Volume 1156, Page 213), a 0.15 of an acre tract (Deed Volume 667, Page 84), a 1.2 acre tract (Deed Volume 565, Page 181) as conveyed to Donald A. Cornett and Marilyn K. Cornett, a 4.37 acre tract as conveyed to David R. Kessler and Beth A. Spillman Kessler (Deed Volume 832, Page 214), a 1.2 acre tract as conveyed to James Leo Burkhart and Ann M. Burkhart (Official Record Volume 1544, Page 196) and with said Lovers Lane (T.R. 482) North 87 deg. 21 min. 42 sec. West, 1715.48 feet to a point at the intersection of Lovers Lane (T.R. 482) and Adamsville Road (S.R. 93) being the southeast corner of Shady Heights Subdivision (Plat Book 10, Page 63) (as referenced by a 5/8 inch iron pin (found), North 87 deg. 21 min. 42 sec. West, 51.75 feet);

THENCE with the east lines of said Shady Heights and with said S.R. 93 the following two (2) courses:

1. North 15 deg. 32 min. 07 sec. East, 389.35 feet to a point;
2. THENCE North 18 deg. 51 min. 38 sec. East, 242.69 feet to a point at the northeast corner of said Shady Heights and southeast corner of a 14.45 acre tract as conveyed to Jennifer L. Buchanan (Official Record Volume 2318, Page 635);

THENCE with the east line of said 14.45 acre tract and with said S.R. 93, North 22 deg. 20 min. 21 sec. East, 417.24 feet to the southwest corner of the above mentioned 14.00 acre tract;

THENCE with the south line of said 14.00 acre tract, South 87 deg. 01 min. 04 sec. East, 1564.44 feet (passing through an iron pin (found) (on line) at 31.68 feet) to the PLACE OF BEGINNING containing 39.977 acres, more or less, but subject to all legal highways, right-of-ways, and easements.

The above described 39.977 acres comprises of 0.04 of an acre out of (Parcel No. 70600109001 – 0.04 of an acre tract) and 39.937 acres out of (Parcel No. 70700101000 – 40.04 acre tract).

Bearings are oriented to the Ohio State Plane Coordinate System (South Zone – 3402) (2011) (Ground).

**OFFICE COPY
NOT RECORDABLE**

Plat and Description Prepared By
Jeremiah A. Myers, Professional Surveyor No. 84881

DESCRIPTION
APPROVED
By: *[Signature]* 9/28/2015



SHADY HEIGHTS
SUBDIVISION
P.B. 10 P. 63

Jennifer L. Buchanan
O.R.V. 2318, P.635
14.45 AC. TR.
(Parcel No. 7170700101003 - 14.45 AC. TR.)

Brian Christman
O.R.V. 2501 P. 91
14.00 AC. TR.

Jennifer L. Buchanan
O.R.V. 2318, P.635
RESIDUE 54.07 AC. TR.
(PARCEL NO. 70700101000 - 40.04 AC.)

39.977 ACRES

NEW ACRES
(40.04 AC. TR. PARCEL NO. 70700101000) - 39.937 ACRES
(0.04 OF AN AC. TR. PARCEL NO. 70600109001) - 0.04 ACRES
39.977 ACRES

DESCRIPTION
APPROVED
By: *Jeremiah A. Myers*

DOCUMENTS USED

- 1) TAX MAPS.
- 2) DEEDS AS NOTED.
- 3) PLAT OF SURVEYS.

LEGEND

- 5/8-INCH IRON PIN (FOUND)
- IRON PIN (SET)
- STONE MONUMENT (FOUND)

NOTES

-BEARINGS ARE ORIENTED TO THE OHIO
STATE PLANE COORDINATE SYSTEM
(SOUTH ZONE - 3402) (2011) (GROUND)

-IRON PINS INDICATED (SET) ARE A 5/8-INCH
IRON BAR WITH A YELLOW PLASTIC CAP
STAMPED "BAIR & GOODIE."

-ADAMSVILLE ROAD (S.R. 93) - R/W VARIES
(MUS-93-13.03 PLANS)

-LOVERS LANE (T.R. 482) - 40 FOOT R/W
(PER MUSKINGUM COUNTY ENGINEERS
OFFICE)

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	206.70'	120.87'	119.16'	N 70°36'31" W	33°30'20"



LOVERS LANE (T.R. - 482)

Donald A. Cornett & Marilyn K. Cornett
D.V. 667, P. 84
0.15 OF AN
AC. TR.

David R. Kessler & Beth A. Spillman Kessler
D.V. 832, P.214
4.37 AC. TR.

Donald A. Cornett & Marilyn K. Cornett
D.V. 565, P. 181
1.2 AC. TR.

Rusty A. Shepherd
D.V. 1156, P. 213
1.03 AC. TR.

Rusty A. Shepherd
D.V. 1156, P. 213
1.04 AC. TR.

Phillip E. & Wendy L. Durant
D.V. 1103, P. 625
1.06 AC. TR.

Michael R. Griffin
D.V. 1084, P.269
1.47 AC. TR.

Phillip E. & Wendy L. Durant
D.V. 1103, P. 625
0.135 OF AN
AC. TR.

Eleanor Jean Oliver Trustee
O.R.V. 1910 P. 50
0.03 OF AN AC. TR.

Eleanor Jean Oliver Trustee
O.R.V. 1145, P. 671
2 AC. TR.

Eleanor Jean Oliver Trustee
D.V. 1145, P. 671
4.67 AC. TR.

N.E. COR.
S.W. QTR.
N.W. QTR.
QTR. TWP. 4

S.W. QTR. - N.W. QTR. - QTR. TWP. 4

S.E. QTR. - N.W. QTR. - QTR. TWP. 4

PLAT OF SURVEY FOR JENNIFER L. BUCHANAN

BEING LOCATED IN THE SOUTHWEST QUARTER OF THE
NORTHWEST QUARTER OF QUARTER TOWNSHIP 4
TOWNSHIP 1, RANGE 7, WASHINGTON TOWNSHIP,
MUSKINGUM COUNTY, AND STATE OF OHIO.

1" = 200' 8/24/15

FILE ID: 1935

BAIR, GOODIE AND ASSOCIATES, INC.

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I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS PLAT IS TRUE
AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

OFFICE COPY
NOT RECORDED
JEREMIAH A. MYERS
PROFESSIONAL SURVEYOR NO. 4481

