

DESCRIPTION
APPROVED
By: 12/15/2016

Robert Stemm
4.415 Acres
Part of Parcel No. 70-78-01-03-000

Situated in the State of Ohio, County of Muskingum, Township of Washington:
Being a part of Quarter Township 4, Township 1, Range 7 of The United States Military Lands
and the south part of property in the name of Dorothy Stemm, Trustee for the TR Trust
In Deed Book 795, Page 290 of the Muskingum County Deed Records bounded and described as
follows:

Commencing at an iron pin at the southeast corner of the north-half of said quarter township
4; thence **N 2°12'00"E** (the base of bearings for this description is state plane grid from a solar
observation) along the east line of said quarter township 4, also being the Washington – Perry
Township line a distance of **1306.16** to a point in the center of U.S. Route 22/40 (East Pike); thence
S 69°19'20"W along the center of said U.S. Route a distance of **1463.72** to a point at the **True Place of
Beginning**; thence continuing **S 69°19'20"W** along the center of said U.S. Route **106.08** feet to a point
at the southeast corner of property in the name of Ramona E. Moore (O.R. 2420, Pg. 446); thence
N 20°36'29"W along the east line of said Moore property **174.77** feet to a 3" pipe found and passing
through an iron pin set at **45.00** feet; thence **S 69°21'34"W** along the north line of said Moore
property **236.84** feet to an iron pin set on the east line of a 1.843 acre parcel owned by Charles Brock
(O.R. 2600, Pg. 478) and passing through an iron pipe found at **186.86** feet; thence **N 12°27'43"W**
along the east line of said Brock Parcel **355.25** feet to a pipe found on the south line of Interstate
Route 70 and passing through an iron pin found at **345.15** feet; thence **N 67°56'43"E** along the south
side of said Route 70 (Common Pleas Court Case No. 42797) a distance of **521.55** feet to an iron pin
set at the northwest corner of property owned by Marilyn A Soter (O.R. 2645, Pg. 471); thence
S 2°25'06"W along the west line of said Soter property **254.45** feet to an iron pin found at the
northwest corner of property owned by Sue Ellen Davidson (Vol. 799, Pg. 221); thence **S 2°21'04"W**
along the west line of said Davidson property **331.42** feet to the **True Place of Beginning** and passing
through a small pipe by a bent rebar at **278.54** feet containing **4.415 acres**.

Subject to all legal right of ways and easements on record.

Iron Pins set are 5/8"x30" capped Graves No. 5792. acres.

Part of Auditors Parcel No. 70-78-01-03-000.

Base of bearings is State Plane Grid from a Solar Observation.

Description was written May 20, 2016 from a field survey made by Richard Max Graves Reg. Surveyor
No. 5792.

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NOT RECORDABLE



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

12/16/16
Date

Fee Paid

DESCRIPTION
APPROVED
By: Richard Max Graves 5/20/16

2.933 acres.

South Part of 6.48 ac.

All in Limited Access Right of Way
Appropriation for State of Ohio
In Common Pleas Court of Muskingum County
Case No. 42797
Part of Parcel 70-78-01-03-000

Situated in the State of Ohio, County of Muskingum, Township of Washington:

Being a part of Quarter Township 4, Township 1, Range 7 and part of Property in the name of Dorothy Stemm, Trustee for The TR Trust in Deed Book 795, Page 290 of the Muskingum County Deed Records bounded and described as follows:

Commencing at an iron pin at the southeast corner of the north-half of said quarter township 4; thence **N 2°12'00"E** (the base of bearings for this description is state plane grid from a solar observation) along the east line of said quarter township 4, also being the Washington – Perry Township line a distance of **1306.16** feet to a point in the center of U.S. 22/40 (East Pike); thence **S 69°19'20"W** along the center of U.S. Route a distance of **1831.68** feet to a point; thence **N 12°27'43"W 531.99** feet to an iron pipe found at the northwest corner of the above described 4.415 acre parcel and on the south line of Interstate Route 70 and the True Place of Beginning; thence **N64°56'06"W** and through the lands of said Interstate 70 along a line common to Charles Brock (O.R. 2083, Pg. 787) and Dorothy Stemm, Trustee (Vol. 795, Pg. 290) a distance of **307.26** feet to an unmarked corner within the right of way of said Interstate 70; thence along said common line for Brock and Stemm **N 2°25'10"E 3.48** feet to a point at STA:185+91.35 in the centerline of said Interstate Route 70 ; thence along the center of said Interstate 70 on a curve to the left having a radius of **12277.67** feet (the chord of which bears **N 71°59'35"E 809.13** feet) an arc distance of **809.21** feet to a point on the east line of said Dorothy Stemm Trustee; thence **S 2°25'06"W** and through said interstate lands and the east line of said Stemm property a distance of **188.11** feet to an iron pin set at northeast corner of the above described 4.415 acres; thence **S 67°56'43"W** along the south line of said Interstate 70 and the north line of said above described 4.415 acre parcel a distance of **521.55** feet to the True Place of Beginning containing **2.933** acres.

The above 2.933 acres is south of the centerline of State Route 70 and is the south part of a 6.48 acre parcel appropriated for the State of Ohio by Common Pleas Court in Muskingum County Case No. 42797 from Dorothy Stemm ,Trustee of The TR Trust and is part of a Perpetual Easement For Limited Access Highway Purposes.

Part of Auditors Parcel No. 70-78-01-03-000.

Base of bearings is State Plane Grid from a Solar Observation.

This description was written May 20, 2016 by Richard Max Graves Registered Surveyor No. 5792.

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BASE OF BEARINGS IS STATE PLANE
GRID FROM A SOLAR OBSERVATION
GPS USED ON SURVEY FROM NAD 83
SOUTH-ZONE FROM MUSK.CO.MON.#86

0 5/8" X 30" IP SET CAP GRAVES #5792

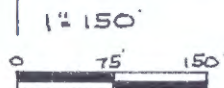
⊕ 3" PIPE FD.

● IP FD.

○ PIPE FD

⊙ CONC. H/W MON. FD

• UNMARKED POINT



REFERENCE LIST

VOL. 795, Pg. 290 - TRACT 1

SURVEYS USED

C.R. HARKNESS #6885
J. LEACHMAN #8536
L.P. DINAN #5451

DEEDS AS SHOWN

COMMON PLEAS COURT
CASE # 42797 FOR I-70

SURVEY S.R. 40 R/W
SURVEY I-70 MAPS

AUDITORS AERIAL
ZANESVILLE EAST-QUAD

Approved for Transfer
No On-Lot Sewage
Zanesville-Muskingum Co.
Health Department

Date

SURVEYED BY

RICHARD MAX GRAVES
REGISTERED SURVEYOR #5792
2925 KENLO WOODS DR.
NASHPORT OHIO 43060
MAY 20, 2016

**OFFICE COPY
NOT RECORDABLE**



**APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**

Date

Fee Paid

**DESCRIPTION
APPROVED**

By: *[Signature]*

**RICHARD MAX GRAVES
REGISTERED SURVEYOR**

70-78-01-03-000
Dorothy Stemm
Vol. 795 - Pg. 290
32.57 ac TOTAL Deed

Total.
6.48 Ac.
Highway Easement

PT. 70-78-01-03-000

S. 2° 25' 06" W.
188.11'

DOROTHY STEM TR. 795-290
2.983 AC.
JULY 23, 1962 CASE # 42797
COMMON PLEAS COURT MUSKINGUM CO., OHIO
PERPETUAL EASEMENT FOR LIMITED
ACCESS HIGHWAY PURPOSES

CURVE TO LEFT
R: 12,277.67
D: 0° 28'
Δ: 3° 46' 35.9"
C: N. 71° 59' 35.5" E.
809.13
Arc: 809.21
SEG: 3596.7
58.11'

Sta: 185+91.35

58.11' Sta: 183+11.16
58.11' Sta: 183+11.16
58.11' Sta: 183+11.16

1.707 I-70
PARCEL TWO
CHAS BROCK
OR 2083 - Pg. 787 2.494 AC.
S 85° 25' 00" W.
147.17'

Map Showing Survey of 4.415 Ac. The
South Part of property of Dorothy Stemm, Tr.
IN Vol. 795, Pg. 290 Tract One and a 2.933 ac.
Parcel that was taken in Common Pleas
Court Case No 42797 for a Perpetual Easement
for Limited Access Highway purposes of I-70
in Qtr. Twp. 4, Twp. 1, Range 7 USML
Washington Twp. Muskingum Co., Ohio

N 71° 43' 37.91" E
2,130.499.33'
NAD 83 S-ZONE
MUSK. MON #86
CHARLES BROCK
OR 2600, Pg. 478
70-78-02-10-000
1.843 AC.

4.415 AC.
DOROTHY STEM TR. TRUST
VOL. 795, Pg. 290
TRACT 1
Part Par. 70-78-01-03-000

House
N 12° 21' 43" W.
355.25'

S 69° 21' 34" W.
236.84'

N 20° 36' 29" W.
144.77'

S 69° 19' 20" W.
1463.72'

U.S. RT. 22/40

N 713,936.91' E
2,130.598.099'

NAD 83 S-ZONE
MUSK. MON. NO. 86

151.5'

EAST PIKE

WASHINGTON TWP.
QTR. 7-4 T. 1 R. 4

PERRY TWP.
QTR. 7-4 T. 1 R. 4

N 2° 12' 00" E
1806.16'

DEED

Small barn

2 story house

House

3" pipe

4085

4085

4085

4085

4085

4085

4085

4085

4085

4085

4085

SUE ELLEN
DAVIDSON
799-221
70-78-02-08-000

S 2° 21' 04" W.
331.42'

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331.42'

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331.42'

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331.42'

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331.42'

S 2° 21' 04" W.
331.42'

S 2° 21' 04" W.
331.42'

S.E. Cor.
North Half
QTR. 7-4 T. 1 R. 4

Richard Max Graves

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5792