

73-33-01-40-001
73-33-01-40-002

Myron H. Powelson, III, Trustee
OR 2714-618
Split of Parcel I
73-33-01-40-000

Situated in the Township of Wayne, County of Muskingum, State of Ohio, bounded and described as follows:

Being a part of Section 15, Township 12, Range 13, Congress Lands East of the Scioto River, and all the lands now owned by Myron H. Powelson, III, Trustee as recorded in Muskingum County Official Record 2714, Page 618, as Parcel I, and being more particularly described as follows:

Parcel A

Being all of Lot 39 and 42.03 feet off the north side of Lot 40 as designated and delineated on the Re-plat of Riverside as recorded in Muskingum County Plat Book 6, Pages 23-24, and being more particularly described as follows:

Beginning at a 3/4 inch iron pipe found on the east line of said Lot 40, from which the southeast corner of said Lot 39 bears North 03 degrees 02 minutes 01 seconds West a distance of 42.03 feet;

thence along the north line of lands now owned by Robert C. Mather and Jacqueline K. Mather (DR 1062-0008) South 86 degrees 57 minutes 59 seconds West 317.61 feet to a point on the west line of said Lot 40, passing an iron pin set at 298.09 feet on the east line of State Route 60;

thence along said west line North 15 degrees 16 minutes 31 seconds West 43.01 feet to the southwest corner of said Lot 39;

thence along the west line of Lot 39 North 10 degrees 40 minutes 46 seconds West 133.09 feet to the northwest corner of said Lot 39;

thence along the north line of said Lot 39 and the south line of lands now owned by Robert Harner and Diana Harner (OR 2278-513) North 86 degrees 57 minutes 59 seconds East 344.44 feet to an iron pin set on the northeast corner of said Lot 39, passing an iron pin set at 48.20 feet on the east line of State Route 60;

thence along the east line of said Lot 39 South 03 degrees 02 minutes 01 seconds East 131.91 feet to an iron pin set on the southeast corner of said Lot 39;

thence along the east line of said Lot 40 South 03 degrees 02 minutes 01 seconds East 42.03 feet to the place of beginning, containing 1.327 acres, more or less, of which 0.140 acres are within the State Route 60 right-of-way, subject to all easements and right of ways, written or implied.

Parcel B

Being that part of what is designated on the Re-plat of Riverside, Plat Book 6, Pages 23-24, as "Riverside Community Park" which lies between State Route 60 and the low water mark of the Muskingum River, and being more particularly described as follows:

73-33-01-40-001 A
73-33-01-40-002 A

Beginning for reference at the southwest corner of Lot 39 said Re-plat of Riverside,

thence South 15 degrees 16 minutes 31 seconds East 43.01 feet to a point on the north line of lands now owned by Robert C. Mather and Jacqueline K. Mather (DR 1062-0008), from which an iron pin set on the east line of said State Route 60 bears North 86 degrees 57 minutes 59 seconds East a distance of 19.52 feet;

thence South 86 degrees 57 minutes 59 seconds West 60.52 feet to the principal place of beginning;

thence South 86 degrees 57 minutes 59 seconds West 70.32 feet to the low water mark of the Muskingum River, passing an iron pin set at 63.75 feet;

thence along said low water mark North 00 degrees 27 minutes 59 seconds West 174.11 feet;

thence with the north line of Lot 39 extended North 86 degrees 57 minutes 59 seconds East 38.90 feet, passing an iron pin set at 19.09 feet;

thence along the right of way Riverside Drive (nka State Route 60 or South River Road) as shown on the Re-Plat of Riverside, South 10 degrees 46 minutes 08 seconds East 175.54 feet to the principal place of beginning, containing 0.218 acres, of which 0.154 acres are within the State Route 60 right-of-way, more or less, subject to all easements and right of ways, written or implied.

Iron pins set are 5/8 inch x 30 inch long rebar with a plastic ID cap.

Bearings are based on Ohio State Plane Coordinate System, NAD 83, South Zone, Grid South, as per GPS observations made on August 9, 2017.

This description is written based on a survey completed Augusty 16, 2017 by Timothy H. Linn, Reg. No. 7113.

**OFFICE COPY
NOT RECORDABLE**

Timothy H. Linn, PS
Reg. No. 7113

8/18/17
Date



Parcel No.:

Part of: 73-33-01-40-000

Parcel A: Lot 39 and part of Lot 40 +/-1.327 ac.
Within State Route 60 R/W +/-0.140 ac.

Parcel B: part of Riverside Community Park +/-0.218 ac.
Within State Route 60 R/W +/-0.154 ac.

**DESCRIPTION
APPROVED**
By: *[Signature]*

**APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**

9/14/17
Date

Fee Paid

