

The Land referred to herein below is situated in the Township of Wayne, County of Muskingum, State of Ohio, being a part of Fractional Section 15, Township 12, Range 13 and being a portion of lands conveyed to Chateau Estates of Southeastern Ohio, Ltd. in Deed Book 1711, Page 788 of the Muskingum County Deed Records, bounded and further described as follows:

Tract 4

Commencing at a point at the intersection of the centerline of South River Road (State Route 60) with the extended southerly line of Lot 28 of "Southern Meadows" as recorded in Plat Book 13, Page 44; thence North 63°59'00" East a distance of 635.38 feet to 5/8" rebar set marking the Point of Beginning of the parcel hereinafter described; thence running along the southerly line of said "Southern Meadows", thence North 63°59'00" East a distance of 170.70 feet to a 5/8" rebar set; thence South 35°15'30" East a distance of 142.46 feet to a 5/8" rebar set; thence South 10°22'55" West a distance of 41.83 feet to a 5/8" rebar set; thence with a curve turning to the right having a radius of 62.39 feet, an arc length of 59.73, a chord bearing of South 37°48'27" West, a chord length of 57.47 feet and a central angle of 54°51'04" to a 5/8" rebar set; thence North 74°22'09" West a distance of 67.91 feet to a 5/8" rebar set; thence with a curve turning to the left having a radius of 258.35 feet, an arc length of 79.16, a chord bearing of North 84°03'25" West, a chord length of 78.85 feet and a central angle of 17°33'20" to a 5/8" rebar set; thence North 25°47'05" West a distance of 112.77 feet to the point or place of beginning. Containing 0.688 acres, more or less, of land.

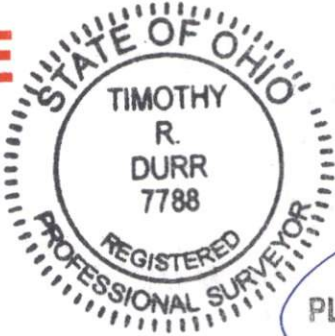
Part of Parcel Number 73-33-05-34-000

Bearings described herein are based upon those described in Deed Book 1711, Page 788 of the Muskingum County Records

This description is based on a survey conducted January 29, 2024, by Timothy R. Durr, Ohio Registered Surveyor #7788 and dated October 3, 2024, last revised October 9, 2024.

OFFICE COPY
NOT RECORDABLE

Timothy R. Durr
PLS# 7788
In the State of Ohio



DESCRIPTION
APPROVED
By: Ben 11/18 hours

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

11/19/24
DATE