

73-49-02-07-000  
73-51-02-01-002

Description For Conveyance  
PLG Trust, Gary L. Phipps, Tr.  
Deed Book 2336, Page 881  
Part of Parcel #73-51-02-01-000 6.85 Acres  
All of Parcel #73-49-02-07-000 1.55 Acres

Situated in the State of Ohio, County of Muskingum,  
Township of Wayne.

Being a part of the southwest quarter of Section 4  
and a part of the southeast quarter of 5, Township 11, Range  
13 bounded and described as follows:

Beginning at an iron pin found at the northwest corner  
of Lot 22 in Tweedunn Estates subdivision as recorded in  
Plat Book 17, Pages 33 and 34; thence along the westerly  
line of said subdivision the following three (3) courses  
and distances south 25 degrees 50 minutes 30 seconds east  
344.82 feet to an iron pin found; thence south 86 degrees  
18 minutes 10 seconds east 406.57 feet to an iron pin found;  
thence south 34 degrees 54 minutes 50 seconds east 123.04  
feet to an iron pin placed; thence severing the subject  
property south 62 degrees 24 minutes 53 seconds west 613.81  
feet to a point on the low water mark of the Muskingum River  
passing an iron pin at 455.25 feet; thence along the low  
water mark upstream and the west property lines of said  
property the following six (6) courses and distance north  
45 degrees 03 minutes 10 seconds west 140.59 feet to a point;  
thence north 32 degrees 00 minutes 10 seconds west 187.92  
feet to a point; thence north 39 degrees 26 minutes 30  
seconds west 216.23 feet to a point; thence north 46 degrees  
39 minutes 30 seconds west 85.0 feet to a point; thence  
north 33 degrees 51 minutes 10 seconds west 54.69 feet to  
a point; thence north 44 degrees 04 minutes 20 seconds west  
340.97 feet to a point; thence leaving said low water mark  
and along the center of Lawhead Lane and said line extended  
south 86 degrees 18 minutes 10 seconds east 585.69 feet  
to a point in the center of Lawhead Lane; thence south 3  
degrees 41 minutes 50 seconds west 15.0 feet to the place  
of beginning, containing eight and forty hundredths (8.40)  
acres more or less.

Subject to the easements of Lawhead Lane and State  
Route #60 as recorded in Deed Book 531, Page 555.

This description written from a survey made by L. Peter  
Dinan, Registered Surveyor #5451, November 18, 2019.

DESCRIPTION

APPROVED

By: A. H. Huron

APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

3/25/21  
Date

Fee Paid

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