

DESCRIPTION OF A 2.156 ACRE TRACT OF LAND
OWNED BY MARTHA J. ZELLAR
WAYNE TOWNSHIP, MUSKINGUM COUNTY, OHIO

Situated in the Southwest Quarter of Section 4, Township 11, Range 13, Congress Lands East of the Scioto River, Wayne Township, County of Muskingum, State of Ohio, and being 2.156 acres of land comprised of a portion of that 2.507 acre tract of land owned by Martha J. Zellar, of record in Deed Volume 1548, Page 887, and identified as Auditors Parcel # 73-73-51-01-65-000 (all references to records being on file in the Office of the Recorder, Muskingum County, Ohio), said 2.156 acre tract being further described as follows:

The Point of Reference being a 2" diameter iron pin found at the northwest corner of Lot #10 of "COZY ACRES", of record in Plat Book 13, Page 47, Thence from said Point of Reference, South 08°15'00" West, along the westerly line of said Lot #10, a distance of 498.46 feet to a point in the westerly line of said Lot #10, being in the northerly line of a 1 acre tract of land owned by Michael J. and Marsha L. Hutchinson, of record in Deed Book 1688, Page 522, Thence North 81°15'00" West, along the northerly line of said 1 Acre tract, a distance of 100.00 feet to an iron pin set and being the True Place of Beginning of the herein described 2.156 acre tract, being the northwesterly corner of said 1 acre tract, the northeasterly corner of said 2.507 acre Martha J. Zellar tract,

Thence from said True Place of Beginning, South 08°15'00" West, along the westerly line of said 1 acre tract, being the easterly line of said 2.507 acre tract, a distance of 437.07 feet to a Mag Nail set in the centerline of Lawhead Road, passing an iron pin set at a distance of 422.07 feet;

Thence North 81°15'00" West, along the centerline of said Lawhead Road, a distance of 142.00 feet to a Mag Nail set;

Thence North 08°15'00" East, on a new division line through said 2.507 acre tract, a distance of 147.00 feet to an iron pin set, passing an iron pin set at a distance of 15.00 feet;

Thence North 81°15'00" West, on a new division line through said 2.507 acre tract, a distance of 106.03 feet to an iron pin set in the westerly line of said 2.507 acre tract, being in the easterly line of a 1.368 acre tract of land owned by Charles E. Durant & Jeanette A. Durant, of record in Deed Book 910, Page 238;

Thence North 06°45'22" East, along the easterly line of said 1.368 acre tract, and a easterly line of a 0.677 acre Lot # 3 depicted upon a Plat Exhibit recorded in Deed Book 1125, Page 905, being the westerly line of said 2.507 acre tract, a distance of 290.24 feet to an iron pin set on top of a 60d nail found at the northwesterly corner of said 2.507 acre tract, being an interior corner of said 0.677 acre tract;

Thence South 81°15'00" East, along the southerly lines of Lot #3, Lot #2, and Lot #1, as depicted upon said Plat Exhibit recorded in Deed Book 1125, Page 905, being the northerly line of said 2.507 acre tract, passing an iron pin found on line at a distance of 36.86 feet, a second iron pin found at a distance of 143.31, 0.09 feet right of line, and a third iron pin found on line at a distance of 249.56 feet, a total distance of 255.60 feet to said True Place of Beginning, and containing 2.156 acres of land.

For the purpose of this exhibit, a bearing of South 08°15'00" West was used on the westerly line of Lot 10 of Cozy Acres, of record in Plat Book 13, Page 47, on file in the Office of the Recorder, Muskingum County, Ohio.



PRECISION SURVEYING SERVICES, LLC
Consulting Surveyor

John W. Evers P.S. #7869
12-01-2003

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY

12-4-2003