

73-84-02-72-007
409 WENTZ WAY

Don Staker
0.67 Ac.
Part of Parcel No. 73-84-02-72-000

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

Being a part of the Northwest Quarter of Section Thirty (30), Township Thirteen (13), Range Twelve (12) of the Congress Lands East of the Scioto River and part of a 6.72 acre parcel owned by Donald and Janet Staker and Recorded in Deed Book 819, Page 64 of the Muskingum County Deed Records bounded and described as follows:

Commencing at an axle found at the northeast corner of Lot 16 of John Wheeler's First Addition to Duncan Falls (P.B. 7, pg. 30); thence S 86° 58' 29" E (the base of bearings for this description is State Plane Grid from a Solar Observation) along the south line of Lot 7 of Saunder's Addition to Duncan Falls (P.B. 11, pg. 38) 39.43 feet to an axle found at the southwest corner of a 1.50 acre parcel owned by Benjamin and Sue Ann Kennedy, Jr. (Vol. 1069, pg. 168); thence S 87° 28' 09" E along the south line of said Kennedy property 478.56 feet to an iron pin set at the true place of beginning for the following described parcel; thence continuing S 87° 28' 09" E along the south line of said Kennedy property 155.69 feet to found at the northwest corner of a 0.58 acre parcel owned by Philip and Linda Plants (Vol. 925, pg. 342); thence S 14° 48' 37" W along the west line of said Plants property the west line of a 0.54 acre parcel owned by Donald and Norma Dickson (Vol. 966, pg. 26) and part of the west line of a 1.10 acre parcel owned by Mary E. Wolfe (Vol. 1089, pg. 234) a distance of 225.51 feet to an iron pin set; thence N 88° 13' 48" W 108.43 feet to a point in the center of a 50 foot road easement; thence N 2° 42' 38" E 221.79 feet to the true place of beginning and passing through an iron pin set at 25.00 feet containing Sixty-seven-hundredths (0.67) of an acre *

Part of Auditors Parcel No. 73-84-02-72-000.

All iron pins set are 5/8" x 30" rebar capped No. 5792.

Subject to all legal right-of-ways and easements on record and a water tap easement of 10 feet wide and 35 feet long at the southwest corner of said Lot.

This description was written July 5, 1999, from a Field Survey by Richard Max Graves, Registered Surveyor No. 5792.

The above property is subject to and has the use of a 50.00 foot road easement the center of which is described as follows:
Beginning at the southwest corner of the above described

parcel; thence S 88° 13' 48" E 38.73 feet to a point; thence on a curve to the right having a radius of 35.00 feet (the chord of which bears S 36° 42' 35" E 54.80 feet) an arc distance of 62.94 feet to a point; thence S 14° 48' 37" W 191.00 feet to a point on the south property line of Donald and Janet Staker (Vol. 819, pg. 64) said point bears N 88° 13' 48" W 26.24 feet from an axle of the southeast corner of said property.

The above property also has the use of a 40.00 foot road easement described as follows:

Beginning at an axle at the southeast corner of said Donald and Janet Staker property (Vol. 819, pg. 64); thence N 14° 00' 02" E 40.03 feet to an iron pin; thence S 75° 38' 16" E 207.08 feet to a two inch pipe on the westerly line of Mound Road; thence S 26° 35' 44" W along the westerly line of said Mound Road 40.93 feet to an axle found; thence N 75° 38' 47" W 198.15 feet to the place of beginning.

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NOT RECORDABLE

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY W.S. 28
7-20-99

