

258 Wills Valley Rd

DESCRIPTION OF A 2.893 ACRE (MORE OR LESS) TRACT

RESURVEY TO CORRECT AN OLD DEED LINE WHICH WAS NOT THE ORIGINAL LINE OF INTENT TO DIVIDE EDWARD AND CAROL SUTEK PROPERTY FROM ANDREW AND JOSEPHINE LUBNICK PROPERTY.

Situate in the State of Ohio, County of Muskingum, Township of Adams, and being a part of the Northwest Quarter of Section # 2 , Township 3 North, Range 6 West, of the United States Military District, and all of Parcel # 02-20-02-07 and all of Parcel # 02-20-02-08 , which was last conveyed to Andrew and Josephine Lubnick in Deed Volume # 930 , Page # 306 and Deed Volume # 930 , page 309 of Muskingum County Records, and being more particularly bounded and described as follows:

Beginning for Reference at the Northeast Corner of the Northwest Quarter of Section # 2 ,Township 3 North, Range 6 West, thence along the east line of said quarter , South 02 degrees 05 minutes 51 seconds West 1360.17 feet to a point in Wills Valley Road (Twp. Rd. # 463) ; thence continuing along said east line South 02 degrees 05 minutes 51 seconds West 300.22 feet to a Muskingum Water Conservancy District monument found ; thence along the south line of Edward Sutek property (Vol. 1055, pg. 75) North 87 degrees 40 minutes 41 seconds West 515.30 feet to an iron pin set and the True Place of Beginning , passing an axle found at 149.17 feet and a Muskingum Water Conservancy District monument found at 349.17 feet and the old deed line as recorded in Deed Volume 990, Page 163 at 396.17 feet ; thence along Andrew and Josephine Lubnick property (Vol.930, Pg. 309) and Muskingum Water Conservancy District property (Vol. 254 , Pg. 587) , North 87 degrees 40 minutes 41 seconds West 339.07 feet to a Muskingum Water Conservancy District monument , passing monuments at 33.87 feet and 228.87 feet ; thence North 22 degrees 26 minutes 32 seconds East 374.20 feet to a Muskingum Water Conservancy District monument, passing a monument found at 187.10 feet ; thence North 69 degrees 54 minutes 53 seconds East 140.41 feet to a Muskingum Water Conservancy District monument found ; thence along Columbus and Southern Ohio Electric Co. property (Vol. 463 , Pg. 465), North 64 degrees 38 minutes 24 seconds East 210.51 feet to an iron pin set , passing an iron pin set at 145.24 feet and the centerline of Wills Valley Road (Twp. Rd. # 463) at 184.74 feet ; thence South 35 degrees 40 minutes 01 seconds East 8.94 feet to an iron pin set ; thence along the centerline of an easement for ingress and egress and a new line ,which was the original line of intent ,South 20 degrees 18 minutes 18 seconds West 228.42 feet to an iron pin set in the centerline of an existing gravel drive and an easement for ingress and egress 25.00 feet in width ; thence continuing along said easement and a new line South 10 degrees 40 minutes 14 seconds West 229.84 feet to an axle found , passing the end of said 25.00 feet wide ingress and egress easement at 219.00 ; thence South 10 degrees 40 minutes 14 seconds West 51.52 feet to an iron pin set at the True Place of Beginning .

Containing 2.893 Acres , more or less , subject to all easements , restrictions , or right of ways , either written or implied . All iron pins set are 30 inch long by 5/8 inch diameter rebar with a yellow cap labeled "Binckley" S - 7879 .


Also the following described easement for ingress and egress 25.00 feet in width, which lies 12.50 feet on each side of the following described centerline;

Beginning for Reference at the Northeast Corner of the Northwest Quarter of Section # 2 ,Township 3 North, Range 6 West, thence along the east line of said quarter , South 02 degrees 05 minutes 51 seconds West 1360.17 feet to a point in Wills Valley Road (Twp. Rd. # 463) ; thence continuing along said east line South 02 degrees 05 minutes 51 seconds West 300.22 feet to a Muskingum Water Conservancy District monument found ; thence along the south line of Edward Sutek property (Vol. 1055, pg. 75) North 87 degrees 40 minutes 41 seconds West 515.30 feet to an iron pin set , passing an axle found at 149.17 feet and a Muskingum Water Conservancy District monument found at 349.17 feet and the old deed line as recorded in Deed Volume 990, Page 163 at 396.17 feet ; thence North 10 degrees 40 minutes 14 seconds East 62.36 feet to a point in the centerline of said easement at the True Place of Beginning ; thence along said centerline North 10 degrees 40 minutes 14 seconds East 219.00 feet to an iron pin set ; thence along said centerline North 20 degrees 18 minutes 18 seconds East 210.28 feet to a point in the centerline of Wills Valley Road (Township Road # 463), passing an iron pin set at 187.67 feet.

Bearings contained herein are assumed on the South Line of Andrew Lubnick property as being North 87 degrees 40 minutes 41 seconds West and are for angular calculations only.

Binckley Land Surveying

Donald E. Binckley II
Ohio Professional Surveyor # 7879

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY 
1-22-2002

BINCKLEY LAND SURVEYING

6375 WINDSONG WAY NASHPORT, OHIO 43830
 PHONE : (740) 455 - 3736 FAX : (740) 455 -9149

RESURVEY FOR WILLIAM E. & PAULA R. HOUDOUS

SITUATE IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF ADAMS, AND BEING A PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION #2, TOWNSHIP 3 NORTH, RANGE 6 WEST IN THE UNITED STATES MILITARY DISTRICT AND BEING A RESURVEY OF MUSKINGUM COUNTY AUDITOR PARCEL # 02 - 20 - 02 - 07 AND PARCEL # 02 - 20 - 02 - 08, WHICH WAS LAST CONVEYED TO ANDREW AND JOSEPHINE LUBNICK IN DEED VOLUME 930, PAGE 306 AND MUSKINGUM COUNTY AUDITOR PARCEL # 02 - 20 - 02 - 06 WHICH WAS LAST CONVEYED TO EDWARD AND CAROL SUTEK IN DEED VOLUME 990, PAGE 163 OF MUSKINGUM COUNTY RECORDS.

BASIS OF BEARING : THE BEARINGS ON THIS PLAT ARE BASED ON THE SOUTH LINE OF ANDREW LUBNICK PROPERTY AS BEING N 87°40'41" W, WHICH WAS ASSUMED FROM A PREVIOUS SURVEY BY LINN ENGINEERING DATED 1 - 17 - 1997 AND ARE ASSUMED FOR ANGULAR CALCATION ONLY.

REFERENCES : TAX MAPS, DEEDS OF RECORD, U.S.G.S. QUADRANGLE, A PREVIOUS SURVEY BY LINN ENGINEERING DATED 1-17-1997.

M.W.C.D. = MUSKINGUM WATER CONSERVANCY DISTRICT
 C.&S.O.E. = COLUMBUS & SOUTHERN OHIO ELECTRIC CO.

LINEDATA		
Id	Bearing	Distance
L1	S 35°40'01" E	8.94'
L2	S 35°40'01" E	11.26'
L3	S 20°18'18" W	40.75'
L4	N 87°40'41" W	47.00'
L5	N 87°40'41" W	33.87'
L6	S 10°40'14" W	51.52'

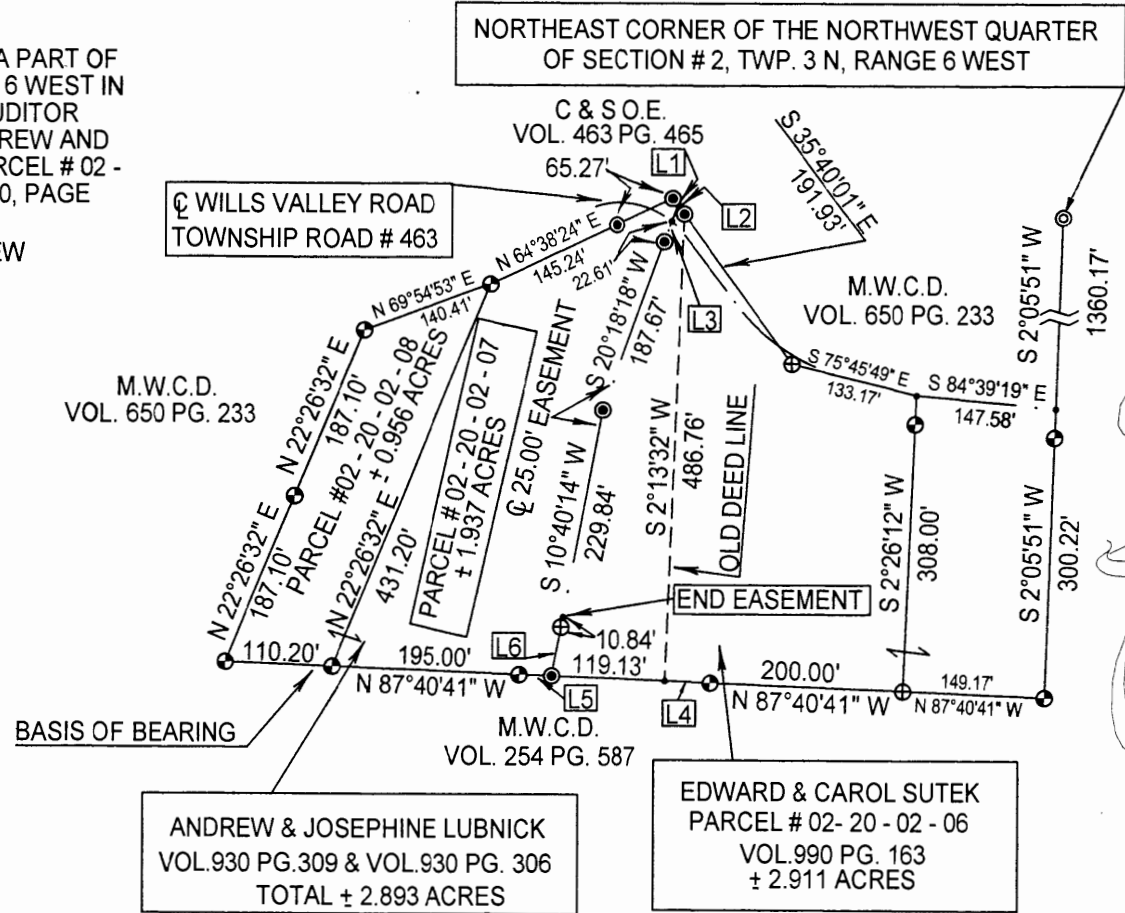
DESCRIPTION APPROVED
 FOR AUDITOR'S TRANSFER

BY *[Signature]*
 1-22-2002

NOTE : THE INGRESS AND EGRESS EASEMENT ON THIS PLAT IS 25.00 FEET IN WIDTH AND LIES 12.50 FEET ON EACH SIDE OF THE CENTERLINE SHOWN ON THIS PLAT.

I HEREBY CERTIFY THIS PLAT TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND REPRESENTS AN ACTUAL SURVEY COMPLETED BY BINCKLEY LAND SURVEYING ON SEPTEMBER 24TH, 2001.

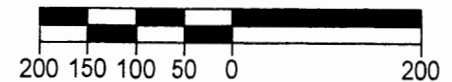
DONALD E. BINCKLEY II P.S. # 7879 DATE



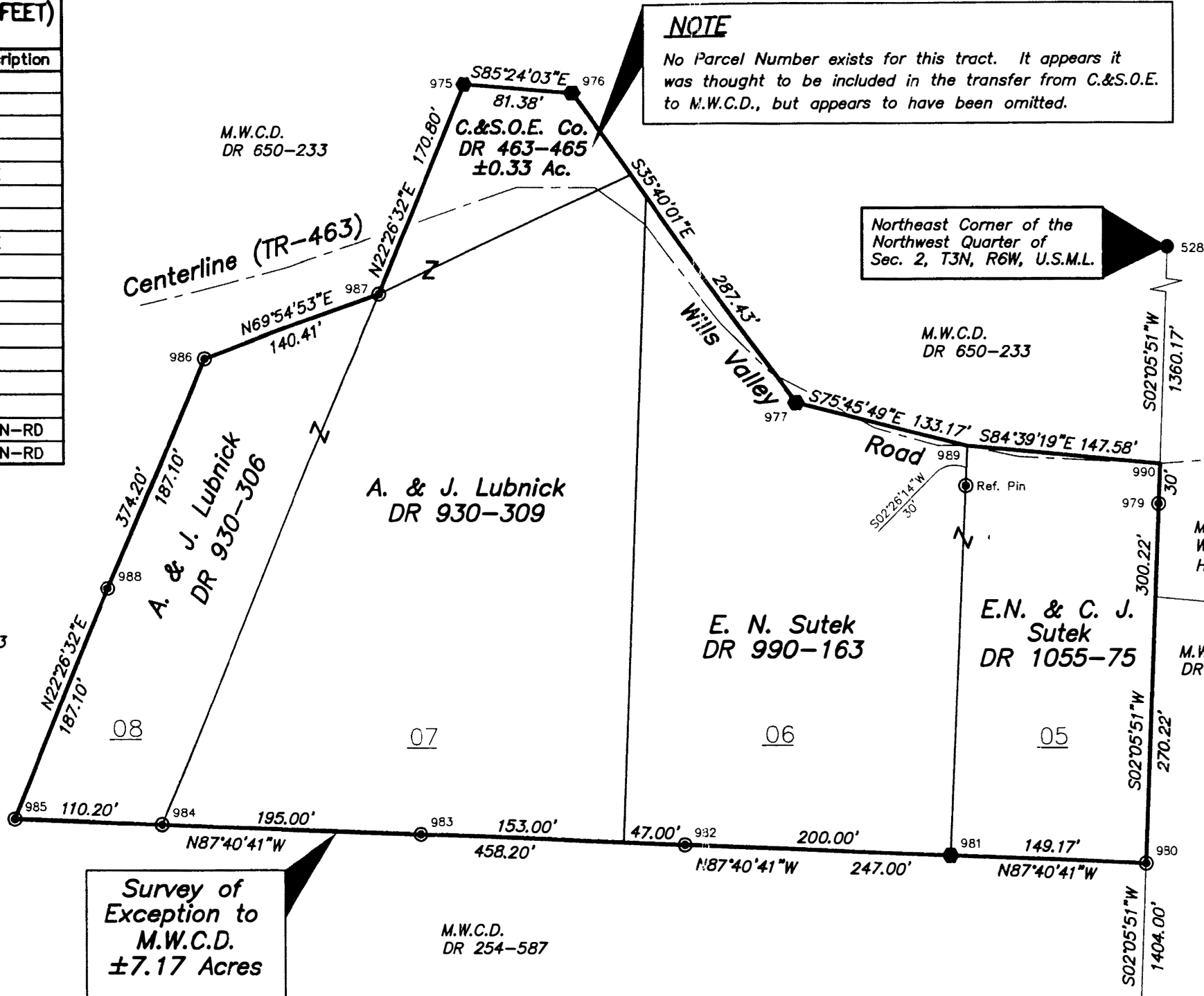
LEGEND

- IRON PIN SET WITH I.D. CAP "BINCKLEY" S-7879
- ⊙ M.W.C.D. MONUMENT SET BY LINN ENGINEERING
- POINT
- ⊙ IRON PIN FOUND
- ⊙ AXLE FOUND

SCALE 1" = 200'



MONUMENTATION COORDINATES			
STATE PLANE COORDINATES (IN FEET)			
OHIO SOUTH ZONE			
Point #	Northing	Easting	Description
524	785935.18	2153519.39	IPS
528	782872.84	2153407.22	IPS
975	784862.46	2152944.87	AXLE
976	784855.93	2153025.99	AXLE
977	784622.41	2153193.58	AXLE
979	784545.94	2153468.50	IPS
980	784275.90	2153458.61	IPS
981	784281.94	2153309.57	AXLE
982	784290.05	2153109.73	IPS
983	784298.15	2152909.90	IPS
984	784306.05	2152715.06	IPS
985	784310.51	2152604.95	IPS
986	784656.37	2152747.80	IPS
987	784704.59	2152879.67	IPS
988	784483.44	2152676.37	IPS
989	784589.67	2153322.66	PT-IN-RD
990	784575.92	2153469.60	PT-IN-RD



NOTE
 No Parcel Number exists for this tract. It appears it was thought to be included in the transfer from C.&S.O.E. to M.W.C.D., but appears to have been omitted.

Northeast Corner of the Northwest Quarter of Sec. 2, T3N, R6W, U.S.M.L.

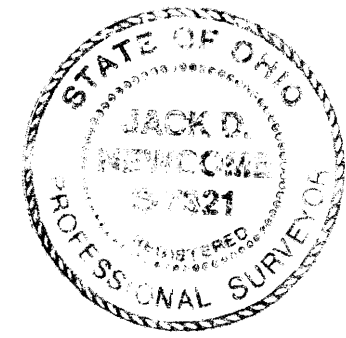
Survey of Exception to M.W.C.D. ±7.17 Acres

SITUATED IN
 The Township of Adams, County of Muskingum, State of Ohio, and being a part of the east half of the Northwest Quarter of Section 2, T3N, R6W, U.S.M.L.

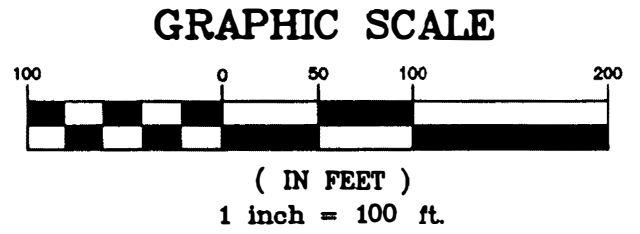
BASIS OF BEARING
 Bearings are based on the Ohio State Plane Coordinate System, South Zone, from a previous survey of the MWCD Property of the Wills Creek Area, dated 3-11-96.

- LEGEND**
- Iron Pin Found
 - Axle Found
 - ⊙ Iron Pin Set, 5/8" rebar 30" long, with 2.5" Aluminum Cap, stamped "M.W.C.D.", Pt.No. "968", and RLS "7321"
 - M.W.C.D. Muskingum Water Conservancy District
 - C. & S.O.E. Co. Columbus & Southern Ohio Electric Company
 - IPS Iron Pin Set
 - PT-IN-RD Point in Road

- REFERENCES**
- DR 463-465
 - DR 459-44
 - DR 472-646
 - DR 501-53
 - DR 648-137
 - DR 930-306
 - DR 930-309
 - DR 1055-75
 - Musk. Co. Tax Map 20-02
 - Survey of M.W.C.D., Wills Creek Area, by Linn Engineering, Inc. dated 3-11-96.



Jack D. Newcome
 Jack D. Newcome
 Reg. Surveyor No. 7321
 1-17-97
 Date



PARCEL NOS.

- All of: 03-02-20-05-000 (±1.03 Ac.)
- All of: 03-02-20-06-000 (±2.07 Ac.)
- All of: 03-02-20-07-000 (±2.78 Ac.)
- All of: 03-02-20-08-000 (±0.96 Ac.)

Project No.: MWCD-868

Linn Engineering, Inc. 614-452-7434
 Civil Engineering Consultants
 P.O. Box 2671 Zanesville, Ohio 43702-2671