

ADDRESS N/A

17-12-02-16



GRAHAM SURVEYING

17153 Township Road 388

Frazeyburg OH 43822

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LEGAL DESCRIPTION OF A 4.225 ACRE PARCEL

OFFICE COPY
NOT RECORDABLE

Situated in the State of Ohio, County of Muskingum, Township of Falls, and being a part of Lot 4 in the Second Quarter of Township-1-North, Range-8-West, United States Military Land and being a part of that 5.12 acre tract (Parcel No. 17-12-02-16-000) as conveyed to Martha L. Holbein, by deed of record in Deed Volume 776, Page 81, all references being to those of record in the Muskingum County Recorder's Office, said 4.225 acre parcel being further described as follows:

Beginning for reference at an existing iron pin marking the Northeast corner of Lot 4 of the John Roberts Survey, recorded in Deed Book 2, Page 366:

thence southwesterly along the easterly line of Lot 4, the same being the East line of Quarter Township 2, **South 06°29'39" West, 504.06 feet** to an existing iron pin (5/8" rebar) marking the southeasterly corner of that 0.98 acre tract as conveyed to Charles A. and Theresa E. Frick, by deed of record in Deed Volume 815, Page 301:

thence continuing southwesterly along said Lot line, **South 06°29'39" West, 635.83 Feet** to a point on the northerly line of that 4.94 acre tract as conveyed to Fred and Christy Little, by deed of record in Deed Volume 886, Page 34, passing an existing iron pin (5/8" rebar "Graham") at **60.16 feet**:

thence northwesterly along the northerly line (existing fence line) of said Little tract and the northerly line of those tracts as conveyed to Gary W. and Diane L. Hamilton, by deed of record in Deed Volume 1142, Page 227, **North 84°39'30" West, 511.20 feet** to an existing iron pin, said pin being the **True Point of Beginning** of the hereon described **4.225 acre** parcel;

thence continuing northwesterly along the northerly line of said Hamilton tract, **North 84°39'30" West, 25.69 feet** to a point in an existing wood corner post marking the northwesterly corner of said Hamilton tract;

thence southwesterly along the westerly line of said Hamilton tract, **South 25°20'30" West, 97.30 feet** to an iron pin set marking the original southeasterly corner of said 5.12 acre Holbein tract;

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thence along the original South line of said 5.12 acre Holbein tract, **North 82°21'30" West, 301.75 feet** to an iron pin set marking the southeasterly corner of that 5.28 acre tract as conveyed to Ruth A. Goyne, by deed of record in Deed Volume 1074, Page 574;

thence northwesterly along the easterly line of said Goyne tract, **North 11°53'45" West, 429.56 feet** to an iron pin set;

thence northeasterly with what represents a new line through said 5.12 acre Holbein tract, **North 61°29'30" East, 337.01 feet** to an iron pin set on the original East line of said 5.12 acre Holbein tract;

thence southeasterly along the original East line of said 5.12 acre tract, **South 16°29'58" East, 558.78 feet** to the **True Point of Beginning**, and containing **4.225 acres** more or less according to a survey performed by Graham Surveying in October, 2000.

Bearings in the above described **4.225 acre** parcel are based on the centerline of State Route 146 as being **South 63°08'01" East**.

All iron pins set are 5/8" in diameter by 30" in length rebars with yellow surveyors caps marked "Graham, 7952".

This survey was prepared without the benefit of a title policy, there may be easements and or rights-of-ways which may apply.

Together with the following **50 foot wide Ingress/Egress Easement** which is a corrective description of that 50 foot wide Ingress/Egress Easement as described in Deed Volume 776, Page 81 and Deed Volume 1074, Page 574.

Beginning at an iron pin set marking the southwesterly corner of the above described **4.225 acre** parcel:

thence along the southerly line of that 5.28 acre tract as conveyed to Ruth A. Goyne, by deed of record in Deed Volume 1074, Page 574, **North 82°21'30" West, 349.95 feet** to an iron pin set;

thence southwesterly **South 38°33'26" West, 333.75 feet** to a point in the centerline of Newark Road, also known as State Route 146, passing over an iron pin set at **243.20 feet**;

thence northwesterly along said centerline, **North 63°08'01" West, 51.06 feet** to a point;

thence northeasterly, **North 38°33'26" East, 372.43 feet** to an iron pin set, passing an iron pin set at **83.25 feet**;

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thence southeasterly with a line running parallel with the South line of said 5.28 acre Goyne tract, **South 82°21'30" East, 360.55 feet** to an iron pin set on the original West line of said 5.12 acre Holbein tract;

thence southeasterly along the original West line of said 5.12 acre Holbein tract, **South 11°53'45" East, 53.05 feet** to the Place of Beginning, the easement as surveyed contains 0.813 acres more or less according to a survey performed by Graham Surveying in October, 2000.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY *[Signature]*

11-15-2000

November 14, 2000
00-112a



[Signature]
DONALD L. GRAHAM, P.S. 7952

OFFICE COPY
NOT RECORDABLE

~ SURVEY OF 18.044 ACRES ~

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF FALLS,
BEING A PART OF LOT 4 IN THE SOUTH HALF OF QUARTER TOWNSHIP 2,
TOWNSHIP-1-N, RANGE-8-W, UNITED STATES MILITARY LANDS

17-12-02-16 N/A
17-12-02-17 N/A
17-12-02-22 4049 Newark Rd

The bearings shown hereon are based
on the centerline of State Route 146
as being S 63°08'01" E.

SCALE 1" = 120'
0 120 240

ORIGINAL PLAT SIZE: 18" X 24"

~ LEGEND ~

- = IRON PIN SET (5/8" REBAR WITH YELLOW ID CAP "GRAHAM P.S. 7952")
- = IRON PIN FOUND
- = WOOD CORNER POST FOUND
- = FIBERGLASS RODS SET
- △ = RAILROAD SPIKE FOUND
- ▲ = "MAG" NAIL SET
- (T) = TOTAL DISTANCE
- (R) = RECORD DISTANCE
- (M) = MEASURED DISTANCE
- (C) = CALCULATED DISTANCE

Elmer O. & Virginia B.
Holbein
D.V. 727, Pg. 212
D.V. 1126, Pg. 431
D.V. 1134, Pg. 189
T.D. 79.81 Acres
Parcel No. 17-12-02-22-000

Rob & Jennifer Parker
D.V. 1033, Pg. 70
T.D. 5.0215 Acres
Parcel No. 17-12-02-22-001

Elmer O. & Virginia B.
Holbein
D.V. 727, Pg. 212
D.V. 1126, Pg. 431
D.V. 1134, Pg. 189
T.D. 79.81 Acres
Parcel No. 17-12-02-22-000

Point of Beginning
Northeast corner of
Lot 4 of John Roberts
Survey, D.B. 2, Pg. 366

Co. Rd. 407 ~ Bankers Run Road

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER
BY *[Signature]*
11-15-2000

I hereby certify that an actual survey was made of the premises shown on this map, and that all measurements were in accordance with the laws of the State of Ohio.

DONALD L. GRAHAM P.S. 7952

This Survey Prepared For:
Ruth A. Goynes & Martha L. Holbein

Boundary

Survey

Drawn By: DLG

Field Crew Chief: AD

DATE: 11-02-00

Revisions

ORDER NO. 00-112

1 of 1

PERTINENT DOCUMENTS
U.S.G.S 7.5 MINUTE QUADRANGLES
MUSKINGUM COUNTY TAX MAPS
ALL DOCUMENTS SHOWN WERE
USED AS SOURCE DOCUMENTS

NOTES:
OCCUPATIONAL LINES HAVE NOT BEEN LOCATED
IN THE FIELD AND ARE NOT REPRESENTED ON
THIS SURVEY.

THIS SURVEY WAS DONE WITHOUT THE BENEFITS
OF A TITLE POLICY, THERE MAY BE EASEMENTS OR
RIGHTS-OF-WAYS, WHICH EXIST AND ARE NOT SHOWN.

Newark Road ~ State Route 146

0.371 Acres

0.891 Acres

2.778 Acres
Previously Surveyed by
Graham Surveying and
has not been recorded
as of this date.

5.268 Acres

4.225 Acres

0.813 Acres

0.891 Acres

5.585 Acres (Total)
1.839 Acres in R/W

Fred & Christy Little
D.V. 886, Pg. 34
T.D. 4.94 Acres

Gary W. & Diane L.
Hamilton
D.V. 1142, Pg. 227
T.D. 3.00 Acres (Parcel 1)
T.D. 1.15 Acres (Parcel 2)

Elmer O. & Virginia B.
Holbein
D.V. 727, Pg. 212
D.V. 1126, Pg. 431
D.V. 1134, Pg. 189
T.D. 79.81 Acres
Parcel No. 17-12-02-22-000

Martha L. Holbein
D.V. 776, Pg. 81
T.D. 5.12 Acres
Parcel No. 17-12-02-16-000

Elmer O. & Virginia B.
Holbein
D.V. 727, Pg. 212
D.V. 1126, Pg. 431
D.V. 1134, Pg. 189
T.D. 79.81 Acres
Parcel No. 17-12-02-22-000

Ruth A. Goynes
D.V. 1074, Pg. 574
T.D. 5.28 Acres
Parcel No. 17-12-02-17-000

Rob & Jennifer Parker
D.V. 1134, Pg. 190
T.D. 0.5597 Acres
Parcel No. 17-12-02-22-007

Charles A. & Theresa E.
Frick
D.V. 815, Pg. 301
T.D. 0.98 Acres