

17-12-02-22-010

3225 BARKERS RUN RD



GRAHAM SURVEYING

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LEGAL DESCRIPTION OF A 2.778 ACRE PARCEL

Situated in the State of Ohio, County of Muskingum, Township of Falls, and being a part of Lot 4 in the South Half of Quarter Township 2 in Township-1-North, Range-8-West, United States Military Land and being a part of that 79.81 acre tract (Tax Duplicate, Parcel No. 17-12-02-22-000) as conveyed to Elmer O. and Virginia B. Holbein, by deeds of record in Deed Volume 727, Page 212, Deed Volume 1126, Page 431 and Deed Volume 1034, Page 189, all references being to those of record in the Muskingum County Recorder's Office, said 2.778 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, said pin being the northeasterly corner and the **True Point of Beginning** of the hereon described 2.778 acre parcel;

thence continuing southwesterly along said Quarter Township line, **South 06°29'39" West, 60.16 feet** to an iron pin set;

thence leaving said Quarter Township line and with what represents new lines through said Holbein tract the following five (5) courses and distances;

North 87°42'35' West, 173.69 feet to an iron pin set;

South 02°17'25" West, 80.00 feet to an iron pin set;

South 84°42'56" West, 489.66 feet to an iron pin set;

North 31°48'10" East, 198.28 feet to an iron pin set; and..

North 58°14'31" East, 467.94 feet to an existing iron pin (5/8" rebar) marking the northwesterly corner of said 0.98 acre Frick tract;

thence along said 0.98 acre Frick tract the following two (2) courses and distances;

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South 02°17'25" West, 230.00 feet to a point;

South 87°42'35" East, 178.10 feet to the True Point of Beginning, and containing 2.778 acres more or less according to a survey performed by Graham Surveying in August, 2000.

Bearings in the above described 2.778 acre parcel are based on the centerline of State Route 146 as being South 63°08'00" East, as referenced in Right of Way Plan MUS~146~8.13 Muskingum County Newark~Zanesville Road.

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.

September 13, 2000
00-113



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NOT RECORDABLE**
DONALD L. GRAHAM, P.S. 7952

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY ALB

9-14-2000

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



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

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.