



Terry J. Finley Surveying & Mapping

Ohio Registered Surveyor #S-7222

LEGAL DESCRIPTION FOR THERON BROWN

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF FALLS AND BEING PART OF QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 8 OF THE UNITED STATES MILITARY LANDS AND BEING PART OF THOSE LANDS DESCRIBED IN DEED VOLUME 281, PAGE 355. FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT #1 OF DILLON VIEW #2 AS RECORDED IN PLAT BOOK 12, PAGE 48 OF THE MUSKINGUM COUNTY DEED RECORDS, SAID POINT BEARING NORTH 87 DEGREES - 47 MINUTES - 16 SECONDS WEST, 289.14 FEET FROM AN IRON PIN FOUND ON THE SOUTH LINE OF SAID LOT #1; THENCE, WITH THE CENTER OF TWIN HILLS DRIVE, THE FOLLOWING THREE COURSES AND DISTANCES:

- 1) SOUTH 19 DEGREES - 08 MINUTES - 26 SECONDS EAST, 280.00 FEET TO A POINT.
- 2) SOUTH 17 DEGREES - 12 MINUTES - 06 SECONDS EAST, 114.38 FEET TO A POINT.
- 3) SOUTH 01 DEGREES - 02 MINUTES - 25 SECONDS EAST, 364.95 FEET TO A POINT IN THE CENTER OF SAID ROAD AND THE TRUE POINT OF BEGINNING FOR THE PARCEL HEREIN INTENDED TO BE DESCRIBED.

THENCE, LEAVING SAID ROAD, NORTH 87 DEGREES - 24 MINUTES - 31 SECONDS WEST, 223.42 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 26.56 FEET; THENCE, SOUTH 17 DEGREES - 45 MINUTES - 52 SECONDS WEST, 308.06 FEET TO AN IRON PIN SET; THENCE, SOUTH 16 DEGREES - 13 MINUTES - 44 SECONDS EAST, 278.60 FEET TO AN IRON PIN SET ON THE NORTH LINE OF LANDS DESCRIBED IN DEED VOLUME 817, PAGE 163 OF THE MUSKINGUM COUNTY DEED RECORDS, SAID POINT ALSO BEING ON THE WESTERLY LINE OF U.S.A. TRACT A-140 AS RECORDED IN DEED VOLUME 492, PAGE 423; THENCE, ALONG THE NORTHWESTERLY LINE OF SAID UNITED STATES TRACT, NORTH 45 DEGREES - 03 MINUTES - 17 SECONDS EAST, 142.57 FEET TO AN IRON PIN FOUND DESIGNATED "A-140-3;" THENCE, NORTH 53 DEGREES - 43 MINUTES - 32 SECONDS EAST, 83.57 FEET TO A POINT IN THE CENTER OF SAID TWIN HILLS DRIVE (TOWNSHIP ROAD #409); THENCE, WITH THE CENTER OF SAID ROAD, THE FOLLOWING SIX COURSES AND DISTANCES:

- 1) NORTH 03 DEGREES - 50 MINUTES - 35 SECONDS WEST, 34.36 FEET TO A POINT.
- 2) NORTH 03 DEGREES - 13 MINUTES - 31 SECONDS EAST, 84.12 FEET TO A POINT.
- 3) NORTH 11 DEGREES - 58 MINUTES - 07 SECONDS EAST, 56.23 FEET TO A POINT.
- 4) NORTH 15 DEGREES - 58 MINUTES - 56 SECONDS EAST, 72.25 FEET TO A POINT.
- 5) NORTH 14 DEGREES - 28 MINUTES - 56 SECONDS EAST, 121.10 FEET TO A POINT.
- 6) NORTH 09 DEGREES - 27 MINUTES - 41 SECONDS EAST, 41.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.537 ACRES MORE OR LESS.

SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD INCLUDING AN EASEMENT TO THE UNITED STATES GOVERNMENT ALONG THE 793 CONTOUR LINE. THE ACTUAL PROPERTY LINE OF U.S.A. TRACT A-140 IS THE 765 CONTOUR LINE. THE PROPERTY HEREIN DESCRIBED IS PIN-TO-PIN ALONG THE NORTHWESTERLY BOUNDARY LINE OF SAID TRACT A-140

BEARINGS DESCRIBED HEREIN ARE BASED UPON THE SOUTH LINE OF LOT #1 OF DILLON VIEW #2 AS SOUTH 87 DEGREES - 47 MINUTES - 16 SECONDS EAST.

IRON PINS SET ARE 5/8" REBAR WITH YELLOW IDENTIFICATION CAP (FINLEY S-7222).

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LEGAL DESCRIPTION
THERON BROWN
PAGE 2

BEING PART OF AUDITOR'S PARCEL #17-30-02-12-000.

| | |
|--------------------------------|--------------|
| TOTAL ACREAGE OF THIS PARCEL # | 24.22 |
| TOTAL ACREAGE OF THIS SURVEY | <u>2.537</u> |
| ACREAGE REMAINING | 21.69 |

THIS DESCRIPTION, WRITTEN ON JUNE 15, 1994, IS BASED ON AN ACTUAL SURVEY
OF THE PREMISES BY TERRY J. FINLEY, OHIO REGISTERED SURVEYOR #S-7222.

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~~NOT RECORDABLE~~
TERRY J. FINLEY
REGISTERED SURVEYOR #S-7222

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY

A. L. Smith

6-15-94

SURVEY PLAT for THERON BROWN

17-30-02-12-002
5400 TWIN HILLS DR

STATE OHIO CITY
COUNTY MUSKINGUM SUBDIVISION
TOWNSHIP FALLS PLAT BOOK PAGE
SECTION 1/4 TWP. 2, T-1, R-8 U.S.M.L. DEED VOL PAGE 281/355 PART

Bearing shown hereon are based upon

THE SOUTH LINE OF LOT #1 DILLON VIEW #2 PG. 12, PG. 48
C.R. HARKNESS ON 7/28/92

S.W. COR. LOT 1
DILLON VIEW #2 PG. 12, PG. 48
S-19-00-20-E 280.00'
S-17-12-00-E 114.30'
S-01-02-25-E 304.95'

223.42' TOTAL

N-07-24-31-W 190.00'

S-07-47-10-E 209.14'

S. LINE LOT #1

P.O.B.

N-09-27-41-E
41.19'

N-14-28-50-E
121.10'

TWIN HILLS DR.
TWP. RD. #409

S-17-45-52-W
300.00'

2.537 ACRES +/-

N-15-50-50-E
72.25'

Scale: 1 in. = 80 ft.

N-11-50-07-E
58.23'

N-03-13-31-E
04.12'

S-10-13-44-E
278.00'

N-03-50-35-W
34.00'

N-53-43-32-E
83.57'

PROPERTY LINE FOR U.S.A. A-140 IS 265 EL.

THERE IS AN EASEMENT ACROSS SUBJECT
ALONG THE 293 ELEVATION CONTOUR.

N-45-03-17-E
142.57'

U.S.A. TRACT A-140
452/423

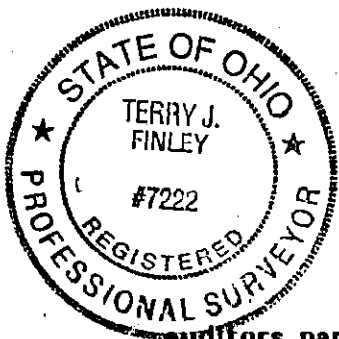
DESCRIPTION APPROVED
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ACREAGE BREAKDOWN

TOTAL ACRES THIS PAR. # 24.22
TOTAL ACRES THIS SURVEY 2.537
ACRES REMAINING 21.69



NEISER

017/103

LEGEND; Iron pin set

Iron pin found
R/R Spike set
R/R Spike found
Nail set
Nail found

auditors parcel #

P.T. 17-30-02-12-000 iron pins set / 5/8 rebar with cap



Terry J. Finley

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This plat drawn by
Terry J. Finley, Ohio registered surveyor

SURVEYING & MAPPING

1321 Hazel Ave.