

DESCRIPTION OF 0.435 ACRE (MORE OR LESS) TRACT

Situate in the State of Ohio, County of Muskingum, Township of Falls, and being a part of Lot # 23 of Military Gardens as recorded in Plat Book # 7, Page 49 in the First Quarter Township, Township 1 North, Range 8 West, in the United States Military District, and being all of Parcel # 17 - 33 - 02 - 16, which was last conveyed to Sue Ann Kennedy in Deed Volume #1630, Page # 273 of Muskingum County Records, and being more particularly bounded and described as follows:

Beginning for Reference at an axle found at the Northeast Corner of Lot # 23 in Military Gardens (P. B. #7, Pg. 49), in the First Quarter Township, Township 1 North, Range 8 West, thence along the north line of said Lot # 23, South 80 degrees 39 minutes 28 seconds West 30.00 feet to an axle found and the True Place of Beginning; thence along a line crossing Lot # 23, South 01 degrees 15 minutes 24 seconds West 86.25 feet to point, from which an axle found bears South 05 degrees 22 minutes 10 seconds East 1.27 feet; thence along the south line of Lot # 23, South 84 degrees 01 minutes 37 seconds West 237.40 feet to a point, from which an axle bears South 84 degrees 01 minutes 37 seconds West 0.32 feet; thence along Kearns Drive (Co.Rd. # 660) North 05 degrees 25 minutes 15 seconds West 71.00 to an iron pin set; thence along Old Falls Road (Co. Rd. # 298) North 80 degrees 39 minutes 28 seconds East 248.00 feet to an axle found at the True Place of Beginning.

Containing 0.435 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.

Bearings contained herein are assumed on the south line of Lot # 23 as being South 84 degrees 01 minutes 37 seconds East and are for angular calculations only.

Binckley Land Surveying

~~OFFICE COPY~~  
Joseph P. Binckley  
Ohio Professional Surveyor # 7879  
~~NOT RECORDABLE~~

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY *[Signature]*  
3-18-2002

2418 OLDE FALLS RD

PHONE (740) 455-3736 FAX (740) 455-9149

REFERENCES : TAX MAPS, DEEDS OF RECORD, PLAT OF MILITARY GARDENS  
AS RECORDED IN PLAT BOOK # 7, PAGE 49, PREVIOUS SURVEY BY MAX  
GRAVES DATED 5-10-2001.

**BASIS OF BEARING : BEARINGS ON THIS PLAT ARE ASSUMED ON THE SOUTH LINE OF LOT # 23 AS BEING S 84°01'37" W AND ARE ASSUMED FOR ANGULAR CALCULATION ONLY.**

I HEREBY CERTIFY THIS PLAT TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND REPRESENTS AN ACTUAL SURVEY COMPLETED BY BINKLEY LAND SURVEYING ON MARCH 12TH, 2002.

COMPLETED BY BINGZLEY LAND SUR  
002  
**OFFICE COPY**  
**NOT RECORDABLE**

OLD FALLS ROAD  
COUNTY ROAD # 298

N 80°39'28" E  
248.00'

SUE ANN & BENJAMIN F. KENNEDY JR.  
VOLUME 1630 PAGE 273  
± 0.435 ACRES  
PARCEL # 17 - 33 - 02 - 16  
LOT # 23

SHIRLEY A. WOERNER  
VOLUME 1544 PG. 255

AXLE BEARS 0.32' S 84°01'37" W

NORTHEAST CORNER OF LOT # 23  
MILITARY GARDENS (P.B. #7, PG. 49)

ERNEST & KAY MORAN  
VOL.1074, PG.219

S 1°15'24" W

AXLE BEARS 1.27', S 05°22'10" E

LOT # 22

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

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3-18-2002

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