

TERRY FINLEY
Surveying & Mapping
Ohio Registered Surveyor #S-7222
155 Mockingbird Hill, Zanesville, OH 43701
Phone or FAX (740) 454-8721

LEGAL DESCRIPTION

Situated in the State of Ohio, County of Muskingum, Township of Falls, and being part of Quarter Township 3, Township 1, Range 7, and being all of those lands intended to be described in Deed Volume 474, page 522; being further bounded and described as follows:

Commencing at an iron pin found at the southeast corner of Sunkel Brothers Subdivision, Plat Book 5, page 68, thence, south 88 degrees – 24 minutes – 57 seconds east, 141.13 feet to a spike found on the east line of the Ohio Central Railway, as recorded in Deed Volume 1012, page 74, and the **true point of beginning** for the parcel herein intended to be described;

Thence, with the east line thereof, north 08 degrees – 50 minutes – 03 seconds east, 161.94 feet to a point;

Thence, south 88 degrees – 24 minutes – 58 seconds east, 65.90 feet to a point at the low-water mark of the Muskingum River;

Thence, south 03 degrees – 50 minutes – 35 seconds west, along said low-water mark, 160.77 feet to a point;

Thence, north 88 degrees – 24 minutes – 57 seconds west, 80.00 feet to the **point of beginning**, and **containing 0.269 acres more or less.**

Iron pins set are 5/8" rebar with yellow identification cap (Finley S-7222).

Subject to all legal highways and easements, whether recorded or implied.

Bearings described herein are based on assumed azimuth and to be used for angle purposes only.

Being all of Auditor's Parcel #17-62-09-07-000.

This description, written on June 30, 2007, is based on an actual survey by **Terry J. Finley, Ohio Registered Surveyor #S-7222**



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~~NOT RECORDABLE~~
Terry J. Finley, Registered Surveyor #S-7222

APPROVED FOR CLOSURE

[Signature] 7/5/2007

EXEMPT FROM
PLANNING COMMISSION

[Signature] 7/5/2007

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF FALLS AND BEING PART OF QTR. TWP. 3, T-1, R-7 AND BEING ALL OF THOSE LANDS INTENDED TO BE DESCRIBED IN DEED VOLUME 474, PAGE 522.

THE BEARINGS SHOWN HEREON ARE BASED ON ASSUMED AZIMUTH AND USED FOR ANGLE PURPOSES ONLY.

BEING ALL OF AUDITOR'S PARCEL NO. 17-62-09-07-000.

0 15 30
SCALE: 1"=30'



APPROVED FOR CLOSURE

TJF 7/5/2007

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LEGEND:
IRON PIN FOUND ○
SPIKE FOUND ▲
POINT △

SOUTHEAST CORNER
SUNKEL BROS. SUB.
P.B. 5, PG. 68

S-88-24-57-E
141.13'

KIRDBRIDE, WALTER E. TRUST
1839/406

N 88°24'58" W
65.90'

OHIO CENTRAL RAILWAY
1012/74

S 08°50'03" W
161.94'

11,719 Sq. Feet
0.269 Acres
Perimeter = 468.61'

S 03°50'35" W
160.77'

MUSKINGUM RIVER

N 88°24'57" W
80.00'

MUSKINGUM RIVER

THIS PLAT AND ACCOMPANYING DESCRIPTION WERE PREPARED ON JUNE 30TH, 2007 BY TERRY J. FINLEY, OHIO REGISTERED SURVEYOR #S-7222 BASED ON AN ACTUAL SURVEY AND IS SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS, RECORDED OR IMPLIED.



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TERRY J. FINLEY SURVEYING AND MAPPING

155 MOCKINGBIRD HILL

ZANESVILLE, OHIO 43701

DATE: 6/30/2007

SCALE: 1" = 30'

DRAWN BY: TJF