

20-80-32-12-002  
10425 OLD RIVAR RD



# Terry J. Finley Surveying & Mapping

Ohio Registered Surveyor #S-7222

## LEGAL DESCRIPTION FOR BATEMAN/WELKER PROPERTY

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF HARRISON, AND BEING PART OF THE WEST ONE-HALF OF SECTION 32, TOWNSHIP 12, RANGE 12 OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, AND BEING PART OF THOSE LANDS DESCRIBED IN DEED VOLUME 1086, PAGE 289. FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 32, THENCE, NORTH 01 DEGREES - 05 MINUTES - 30 SECONDS EAST, 2750.00 FEET TO A POINT; THENCE, SOUTH 88 DEGREES - 54 MINUTES - 30 SECONDS EAST, 1358.70 FEET TO A POINT; THENCE, NORTH 16 DEGREES - 06 MINUTES - 12 SECONDS EAST, 113.68 FEET TO AN IRON PIN SET AND THE TRUE POINT OF BEGINNING FOR THE PARCEL HEREIN INTENDED TO BE DESCRIBED; THENCE, NORTH 62 DEGREES - 30 MINUTES - 54 SECONDS WEST, 254.30 FEET TO AN IRON PIN SET; THENCE, NORTH 02 DEGREES - 53 MINUTES - 34 SECONDS WEST, 297.86 FEET TO A POINT IN CEDAR RUN CREEK, PASSING AN IRON PIN SET AT 243.80 FEET; THENCE, ALONG THE CENTERLINE OF SAID CREEK, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) NORTH 79 DEGREES - 17 MINUTES - 38 SECONDS EAST, 16.29 FEET TO A POINT;
- 2) NORTH 69 DEGREES - 06 MINUTES - 35 SECONDS EAST, 57.54 FEET TO A POINT;
- 3) NORTH 85 DEGREES - 52 MINUTES - 09 SECONDS EAST, 36.14 FEET TO A POINT;
- 4) NORTH 56 DEGREES - 59 MINUTES - 57 SECONDS EAST, 51.17 FEET TO A POINT;

THENCE, LEAVING SAID CREEK, SOUTH 43 DEGREES - 09 MINUTES - 09 SECONDS EAST, 58.62 FEET TO AN IRON PIN SET; THENCE, CONTINUING SOUTH 43 DEGREES - 09 MINUTES - 09 SECONDS EAST, 287.05 FEET TO AN IRON PIN SET; THENCE, SOUTH 11 DEGREES - 56 MINUTES - 06 SECONDS WEST, 161.37 FEET TO AN IRON PIN SET; THENCE, SOUTH 62 DEGREES - 06 MINUTES - 58 SECONDS WEST, 125.74 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.777 ACRES MORE OR LESS.

ALSO, INCLUDED IN THIS DESCRIPTION IS A 20 FOOT INGRESS/EGRESS EASEMENT, THE CENTERLINE DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIN SET AT THE MOST EASTERLY CORNER OF THE ABOVE-DESCRIBED PARCEL, THENCE, SOUTH 11 DEGREES - 56 MINUTES - 06 SECONDS WEST, 140.03 FEET TO A POINT IN THE CENTER OF AN EXISTING ACCESS ROAD, AND THE TRUE POINT OF BEGINNING FOR SAID EASEMENT; THENCE, ALONG THE CENTERLINE THEREOF, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1) NORTH 57 DEGREES - 07 MINUTES - 45 SECONDS EAST, 54.30 FEET TO A POINT;
- 2) NORTH 58 DEGREES - 46 MINUTES - 31 SECONDS EAST, 50.29 FEET TO A POINT;
- 3) NORTH 64 DEGREES - 28 MINUTES - 52 SECONDS EAST, 66.25 FEET TO A POINT;
- 4) NORTH 57 DEGREES - 12 MINUTES - 18 SECONDS EAST, 66.06 FEET TO A POINT;
- 5) NORTH 49 DEGREES - 38 MINUTES - 02 SECONDS EAST, 121.63 FEET TO A POINT IN THE CENTER OF COUNTY ROAD 6 AND THE TERMINUS OF THIS EASEMENT.

SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

BEARINGS DESCRIBED HEREIN ARE BASED UPON ASSUMED AZIMUTH AND TO BE USED FOR ANGLE PURPOSES ONLY.

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

BEING PART OF AUDITOR'S PARCEL #20-80-32-12-000.

THIS DESCRIPTION, WRITTEN ON FEBRUARY 1, 1995, IS BASED ON AN ACTUAL SURVEY OF THE PREMISES BY TERRY J. FINLEY, OHIO REGISTERED SURVEYOR #S-7222.

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY K. Buckley  
2-1-95

**OFFICE COPY**  
TERRY J. FINLEY  
REGISTERED SURVEYOR  
**NOT RECORDABLE**

# SURVEY PLAT for BATEMAN/WELKER

STATE OHIO	CITY	
COUNTY MUSKINGUM	SUBDIVISION	
TOWNSHIP HARRISON	PLAT BOOK PAGE	
SECTION 32, PT. WEST 1/2-T-12, R-12	DEED VOL PAGE	1086/289 REF.

Bearing shown hereon are based upon  
 ASSUMED AZIMUTH AND USED FOR ANGLE PURPOSES ONLY.

Scale: 1 in. = 100 ft.

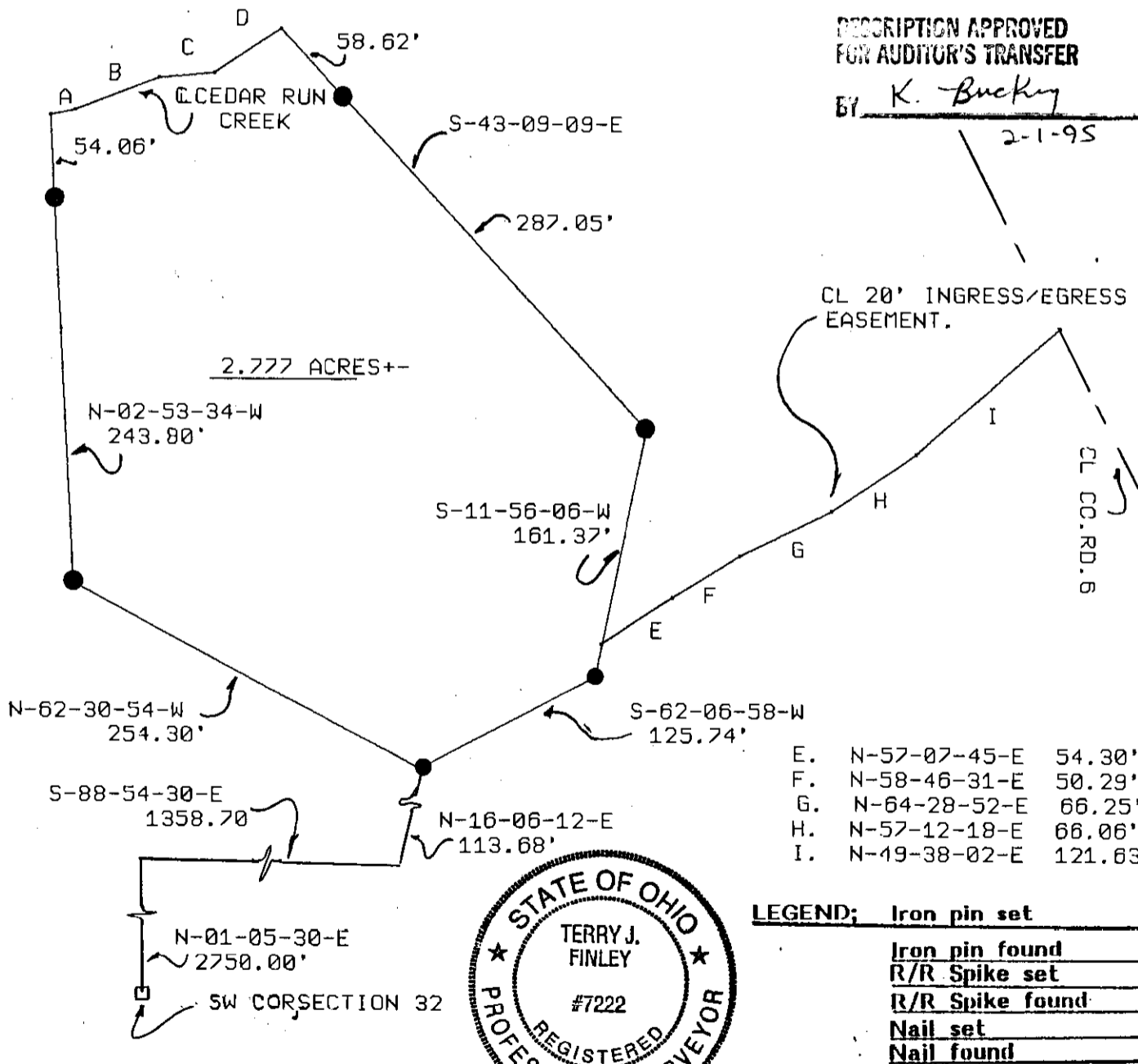


- A. N-79-17-38-E 16.29'
- B. N-69-06-35-E 57.54'
- C. N-85-52-09-E 36.14'
- D. N-56-59-57-E 51.17'

REF. BOUNDARY SURVEY BY  
 C.R. HARKNESS ON 9/27/1985  
 NOT RECORDED AS OF 2/1/1995

DESCRIPTION APPROVED  
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 2-1-95



- E. N-57-07-45-E 54.30'
- F. N-58-46-31-E 50.29'
- G. N-64-28-52-E 66.25'
- H. N-57-12-18-E 66.06'
- I. N-19-38-02-E 121.63'

LEGEND:

Iron pin set	●
Iron pin found	○
R/R Spike set	▲
R/R Spike found	△
Nail set	◆
Nail found	◇

auditors parcel # PT. 20-80 Iron pins set / 5/8 rebar with cap

OFFICE COPY  
 NOT RECORDABLE

This plat drawn on FEB. 1ST, 1995 by  
Terry J. Finley, Ohio registered surveyor  
 #7222, based on actual survey.



Terry J. Finley

SURVEYING & MAPPING

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