

25-85-11-02-001
ADDRESS N/A

DESCRIPTION OF PART OF PARCEL # 25 -85 -11-02-001 WHICH WAS
CONVEYED TO FRANCES H. (DAVIS) MCGUIRK IN VOLUME 1072, PAGE 280 OF MUSKINGUM
RECORDS.

Situate in the State of Ohio, County of Muskingum, Township of Hopewell, and being part of the
Northeast Quarter of Section #11, Township #18 North, Range #15 West and being part of parcel #25 -
85 -11-02 -001 as conveyed to Frances H. (Davis) Mcguirk in O.R. Volume 1072, Page 280, of the
Muskingum County Deed Records, and being more particularly bounded and described as follows:

Beginning for reference at the Southeast corner of the Northeast Quarter of Section #11 at a stone found,
thence North 82 degrees 03 minutes 18 seconds West 175.50 feet to a iron pin found at the corner of
Tom Saunders property (passing an axle at 94.84 feet);Thence North 07 degrees 30 minutes 00 seconds
East 143.59 feet to an iron pin found at a fence corner ; Thence along said fence North 76 degrees 34
minutes 38 seconds West 1447.24 feet to a p.k. nail set in the centerline of County Road # 123 (Morgan
Road) and the True place of beginning , Thence leaving said true place of beginning North 25 degrees 44
minutes 51 seconds East 118.89 feet to a p.k. nail set in the centerline of said road ; thence South 65
degrees 09 minutes 14 seconds East 209.70 feet to an iron pin set (passing an iron pin set at 15.32 feet) ;
thence South 30 degrees 32 minutes 34 seconds West 78.07 feet to an iron pin set ; thence North 76
degrees 34 minutes 38 seconds West 207.94 feet the True place of beginning (passing an iron pin found
at 190.13 feet).

Containing 0.464 Acres, more or less, subject to all easements , restrictions , or right of ways , either
written or implied, and a 40 foot right of way of County Road #123 (Morgan Road) . All iron pins set are
30 inch long by 5/8 inch diameter rebar with a yellow cap labeled "BINCKLEY S-7879".

Also the following described Sanitary Easement ; Beginning for reference at the Southeast corner of
the Northeast Quarter of Section #11 at a stone found ;thence North 82 degrees 03 minutes 18 seconds
West 175.50 feet to an iron pin found (passing an axle at 94.84 feet) ;Thence North 07 degrees 30
minutes 00 seconds East 143.59 feet to an iron pin found; Thence North 76 degrees 34 minutes 38
seconds West 1239.30 feet to an iron pin set ; Thence North 30 degrees 32 minutes 34 seconds East 78.07
feet to an iron pin set and the true place of beginning ; thence North 65 degrees 09 minutes 14 seconds
West 40.12 feet to an iron pin set ;thence North 24 degrees 13 minutes 12 seconds East 60.01 feet to an
iron pin set ;thence South 77 degrees 31 minutes 47 seconds East 72.37 feet to an iron pin set ; thence
South 60 degrees 27 minutes 25 seconds East 75.00 feet to an iron pin set thence South 01 degrees
01minutes 40" West 50.00 feet to an iron pin set ; thence north 79 degrees 23 minutes 00 seconds ~~West~~
99.81 feet to an iron pin set thence North 63 degrees 19 minutes 07 seconds West 28.11 feet to an iron pin
and the place of beginning.

Bearings contained herein are assumed on the south line of Parcel # 25 -85 -11 -02 as being North 81
degrees 07 minutes 02 seconds West as established by a survey completed in October , 1992 by Stephen
Bowman and are for angular measurement only.

This description is based on a field survey made by Binckley Land Surveying , Nashport , Ohio on
August 28, 1998.



Binckley Land Surveying

OFFICE COPY
NOT RECORDABLE -1998
Donald E. Binckley II
Ohio Professional Surveyor No. 7879

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY ASB
8-28-98

BINCKLEY LAND SURVEYING

6375 WINDSONG WAY NASHPORT, OHIO 43030
PHONE: (740) 455-3736

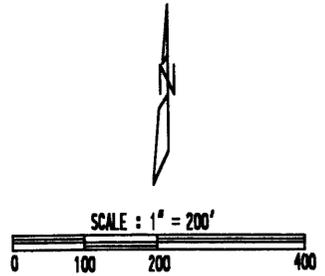
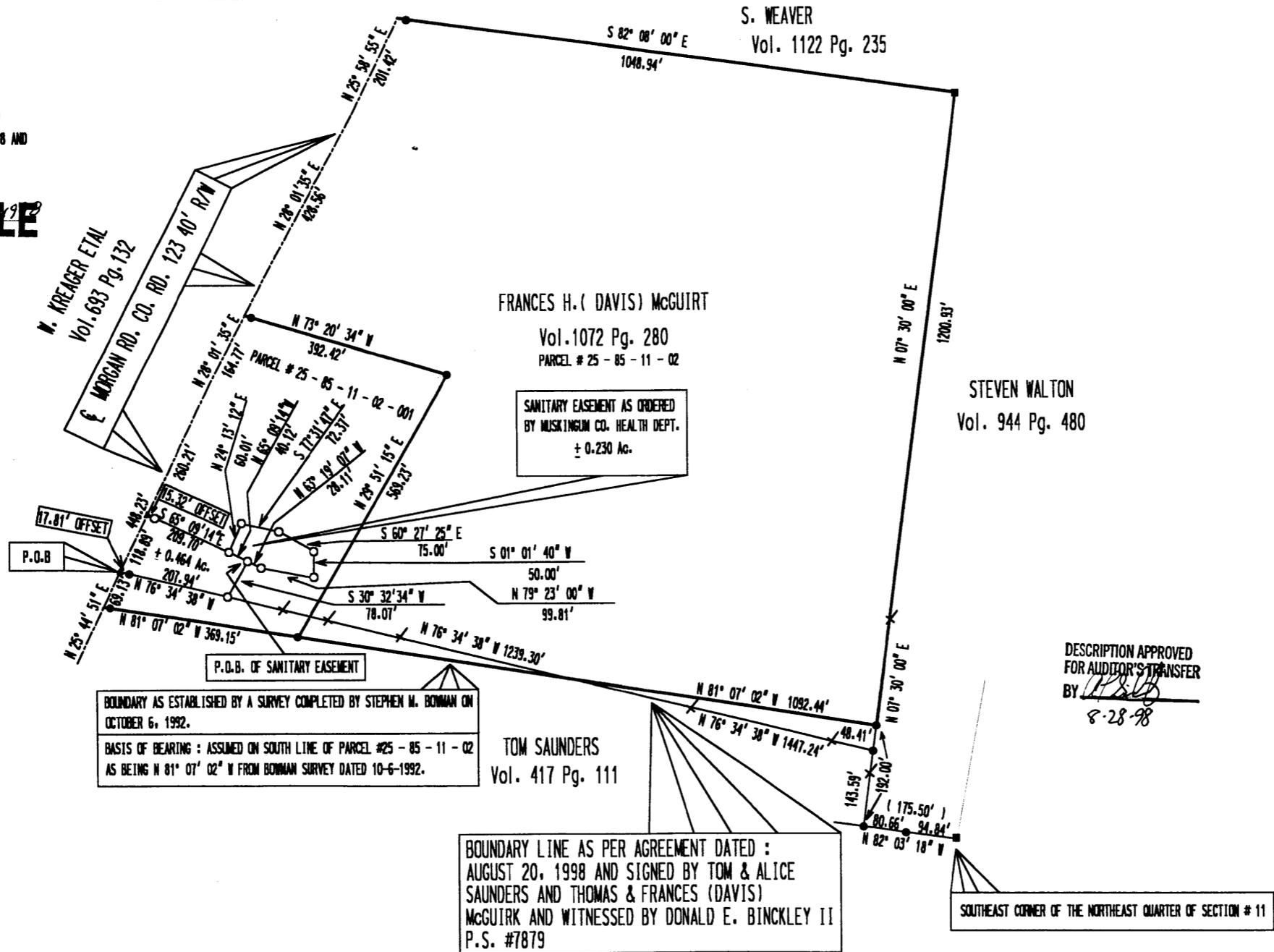
I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN
ACTUAL SURVEY COMPLETED BY ME ON AUGUST 20, 1998 AND

OFFICE COPY
NOT RECORDABLE



SURVEY FOR THOMAS A. & FRANCES H. (DAVIS) MCGUIRK

SITUATE IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF HOPENELL, AND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP EIGHTEEN NORTH, RANGE FIFTEEN WEST,
AND BEING PARCEL # 25 - 85 - 11 - 02, PARCEL # 25 - 85 - 11 - 02 - 001, AND A PART OF PARCEL # 25 - 85 - 11 - 02 - 001 OF FRANCES H. (DAVIS) MCGUIRK PROPERTY RECORDED IN
VOL. 1072, PAGE 280.



LEGEND	
○	IRON PIN SET
●	IRON PIN FOUND
■	STONE FOUND
✕	FENCE
▲	P.K. NAIL SET

BOUNDARY AS ESTABLISHED BY A SURVEY COMPLETED BY STEPHEN M. BOWMAN ON OCTOBER 6, 1992.
BASIS OF BEARING: ASSUMED ON SOUTH LINE OF PARCEL #25 - 85 - 11 - 02 AS BEING N 81° 07' 02" W FROM BOWMAN SURVEY DATED 10-6-1992.

BOUNDARY LINE AS PER AGREEMENT DATED: AUGUST 20, 1998 AND SIGNED BY TOM & ALICE SAUNDERS AND THOMAS & FRANCES (DAVIS) MCGUIRK AND WITNESSED BY DONALD E. BINCKLEY II P.S. #7879

DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER BY *[Signature]* 8-28-98

REFERENCES: TAX MAPS, DEEDS OF RECORD, U.S.G.S. QUADRANGLE, AND PREVIOUS SURVEYS BY STEPHEN BOWMAN DATED OCTOBER 6, 1992, AND JOHN EPPELEY DATED DECEMBER 12, 1997.