

73-03-06-19

1554 WHEELING AVE

TERRY J. FINLEY SURVEYING & MAPPING

155 Mockingbird Hill, Zanesville, OH 43701

Phone or Fax: (614) 454-8721

Ohio Registered Surveyor #S-7222

LEGAL DESCRIPTION FOR W. FLUBARTY

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF WAYNE, AND BEING PART OF THE WEST HALF OF SECTION 4, TOWNSHIP 12, RANGE 13, AND BEING ALL THOSE LANDS INTENDED TO BE DESCRIBED IN DEED VOLUME 534, PAGE 1126; BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A PIPE FOUND AT THE SOUTHEAST CORNER OF LOT #49 OF EAST GREENWOOD TERRACE, AS RECORDED IN PLAT BOOK #4, PAGE 10, THENCE, ALONG THE NORTH LINE OF WHEELING AVENUE; NORTH 84 DEGREES - 15 MINUTES - 57 SECONDS EAST, 651.86 FEET TO AN IRON PIPE FOUND; THENCE, SOUTH 08 DEGREES - 17 MINUTES - 33 SECONDS EAST, 40.03 FEET TO AN IRON PIN FOUND ON THE SOUTH LINE OF WHEELING AVENUE; THENCE, NORTH 84 DEGREES - 15 MINUTES - 57 SECONDS EAST, 40.00 FEET TO AN IRON PIN FOUND, AND THE TRUE POINT OF BEGINNING FOR THE PARCEL HEREIN INTENDED TO BE DESCRIBED; THENCE, CONTINUING NORTH 84 DEGREES - 15 MINUTES - 57 SECONDS EAST, 56.00 FEET TO AN IRON PIN FOUND, PASSING AN IRON PIN FOUND AT 40.00 FEET; THENCE, SOUTH 01 DEGREES - 14 MINUTES - 41 SECONDS EAST, 249.22 FEET TO AN IRON PIPE FOUND; THENCE, SOUTH 84 DEGREES - 15 MINUTES - 57 SECONDS WEST, 56.00 FEET TO AN IRON PIPE FOUND; THENCE, NORTH 01 DEGREES - 14 MINUTES - 41 SECONDS WEST, 249.22 FEET TO THE POINT OF BEGINNING, PASSING IRON PINS FOUND AT 16.00 FEET, 109.22 FEET, AND 115.32 FEET, AND CONTAINING 0.319 ACRES MORE OR LESS.

THERE IS A SIXTEEN FOOT RIGHT-OF-WAY ALONG THE ENTIRE EAST AND SOUTH LINES OF THE ABOVE-DESCRIBED 0.319 ACRE PARCEL.

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 ALL OF AUDITOR'S PARCEL #73-03-06-19-000.

THIS DESCRIPTION, WRITTEN ON JULY 21, 1997, 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 ASB

7-21-97

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NOT RECORDED
TERRY J. FINLEY
REGISTERED SURVEYOR #S-7222

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Phone or Fax: (614) 454-8721

Ohio Registered Surveyor #S-7222

State: OHIO

City:

County: MUSKINGUM

Subdivision:

Township: WAYNE

Plot Book:

Page:

Lot #:

Section: PT. W1/2 SEC. 4, T-12
R-13

Deed Volume: 534

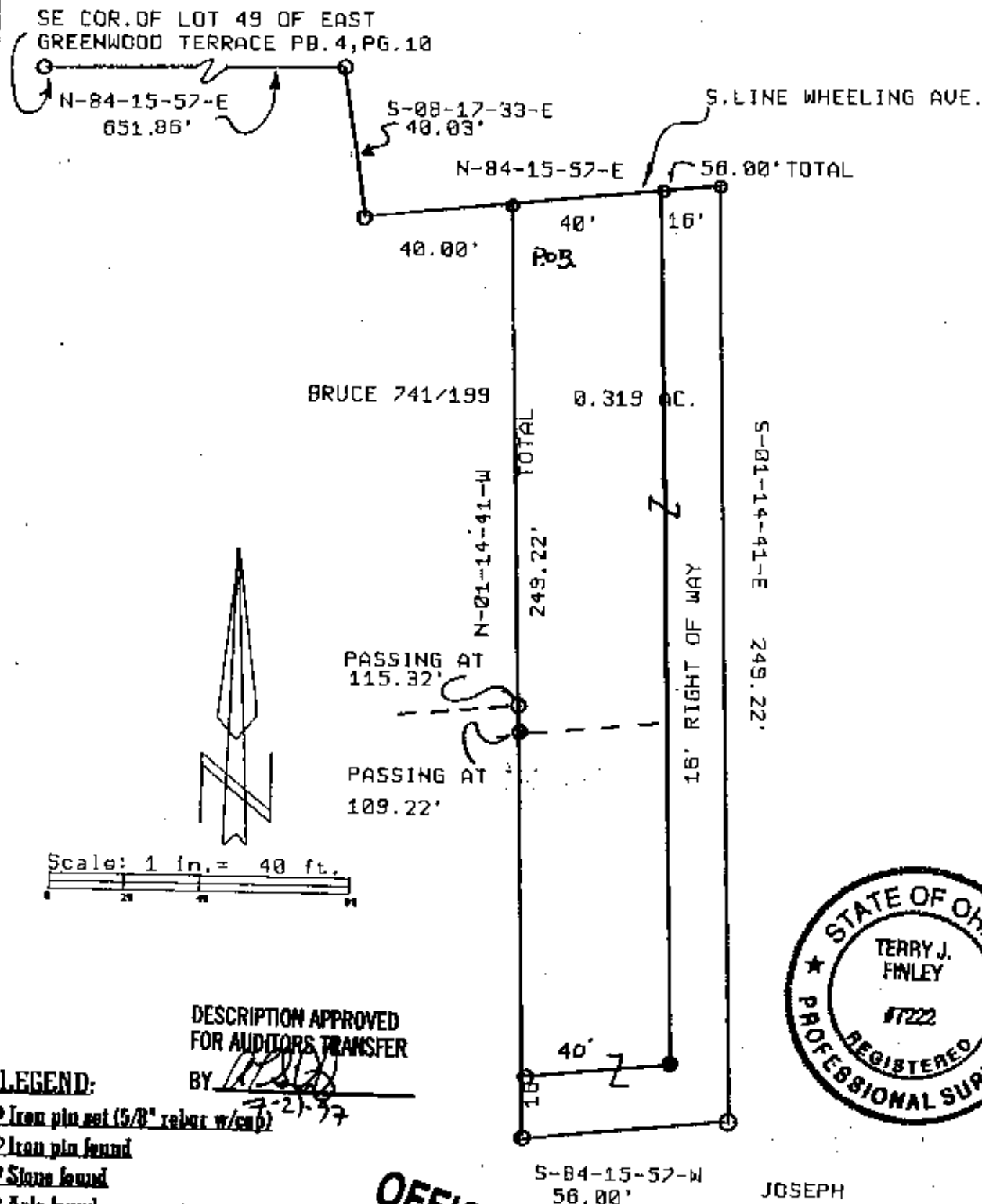
Page: 1126

SURVEY PLAT FOR: W. FLUHARTY

Auditor's Parcel #: 73-03-06-19-000

Bearings shown herein are based upon:

ASSUMED AZIMUTH AND USED FOR ANGLE PURPOSES ONLY.



LEGEND:

- Iron pin set (5/8" rebar w/cap)
- Iron pin found
- Stone found
- Asht found
- ▽ Railroad spike found

This plat drawn on JULY 21ST

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Terry J. Finley, Registered Surveyor #S-7222



JOSEPH
1121/519