



Terry J. Finley, P.S.

1321 Hazel Avenue

Zanesville, Ohio 43701

73-42-01-24

3169 WAYNE RIDGE RD

614-454-8721

LEGAL DESCRIPTION  
FOR TODD & KRISTY RAMEY  
4.25 ACRES

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF WAYNE AND BEING PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 12, RANGE 13 OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER AND BEING PART OF THOSE LANDS AS DESCRIBED IN DEED VOLUME 571, PAGE 319 AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN FOUND ON THE WEST LINE OF SAID SECTION 12 AT THE SOUTH LINE OF BREEZY HILL SUBDIVISION AS RECORDED IN PLAT BOOK 14, PAGE 115 OF THE COUNTY RECORDS; THENCE, ALONG THE SOUTH LINE OF SAID BREEZY HILL SUBDIVISION SOUTH 79 DEGREES - 56 MINUTES - 51 SECONDS EAST, 238.37 FEET TO AN IRON PIN SET AND THE TRUE POINT OF BEGINNING FOR THE PARCEL HEREIN INTENDED TO BE DESCRIBED; THENCE, CONTINUING SOUTH 79 DEGREES - 56 MINUTES - 51 SECONDS EAST, 141.79 FEET TO A POINT; THENCE, SOUTH 81 DEGREES - 34 MINUTES - 30 SECONDS EAST, 343.65 FEET TO AN IRON PIN SET; THENCE, SOUTH 08 DEGREES - 25 MINUTES - 30 SECONDS WEST, 25.00 FEET TO AN IRON PIN SET; THENCE, SOUTH 33 DEGREES - 14 MINUTES - 28 SECONDS EAST, 226.75 FEET TO AN IRON PIN SET; THENCE, SOUTH 59 DEGREES - 37 MINUTES - 46 SECONDS WEST, 268.86 FEET TO AN IRON PIN FOUND; THENCE, NORTH 80 DEGREES - 32 MINUTES - 33 SECONDS WEST, 371.48 FEET TO AN IRON PIN SET; THENCE, NORTH 00 DEGREES - 16 MINUTES - 54 SECONDS WEST, 364.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.256 ACRES MORE OR LESS.

THERE IS ALSO AN EASEMENT FOR THE PURPOSES OF INGRESS AND EGRESS FOR THE SUBJECT PROPERTY AND THE PROPERTIES IMMEDIATELY TO THE EAST AND TO THE WEST AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN FOUND ON THE WEST LINE OF AFORESAID SECTION 12 AND AT THE SOUTH LINE OF BREEZY HILL SUBDIVISION, THENCE, SOUTH 79 DEGREES - 56 MINUTES - 51 SECONDS EAST, 380.16 FEET TO A POINT; THENCE, SOUTH 81 DEGREES - 34 MINUTES - 30 SECONDS EAST, 343.65 FEET TO AN IRON PIN SET; THENCE, SOUTH 08 DEGREES - 25 MINUTES - 30 SECONDS WEST, 25.00 FEET TO AN IRON PIN SET; THENCE, NORTH 81 DEGREES - 34 MINUTES - 30 SECONDS WEST, 339.82 FEET TO A POINT; THENCE, NORTH 84 DEGREES - 27 MINUTES - 53 SECONDS WEST, 35.67 FEET TO A POINT; THENCE, NORTH 72 DEGREES - 07 MINUTES - 59 SECONDS WEST, 27.35 FEET TO A POINT; THENCE, NORTH 80 DEGREES - 48 MINUTES - 40 SECONDS WEST, 124.00 FEET TO A POINT; THENCE, NORTH 78 DEGREES - 24 MINUTES - 57 SECONDS WEST, 60.00 FEET TO A POINT; THENCE, NORTH 73 DEGREES - 45 MINUTES - 45 SECONDS WEST, 116.72 FEET TO A POINT IN THE WEST LINE OF SECTION 12; THENCE, SOUTH 85 DEGREES - 41 MINUTES - 08 SECONDS WEST, 183.56 FEET TO A POINT IN THE CENTER LINE OF COUNTY ROAD #73, ALSO KNOWN AS WAYNE RIDGE ROAD; THENCE, NORTH 01 DEGREES - 08 MINUTES - 56 SECONDS EAST, ALONG THE CENTER LINE OF SAID ROAD 59.50 FEET TO A POINT; THENCE, SOUTH 79 DEGREES - 56 MINUTES - 51 SECONDS EAST, 184.94 FEET TO THE POINT OF BEGINNING PASSING AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF LOT #5 OF SAID BREEZY HILL SUBDIVISION - SAID POINT OF BEGINNING BEING THE TERMINUS OF THIS EASEMENT.

Surveying • Mapping



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

iron pins set / 5/8 rebar with cap



Terry J. Finley

SURVEYING & MAPPING

PT. of auditors parcel # 73-42-01-24

OFFICE COPY  
NOT RECORDABLE

This plat drawn on Feb. 19<sup>th</sup> 1993 by

Terry J. Finley, Ohio registered surveyor

PAGE 2  
LEGAL DESCRIPTION  
RAMEY - 4.25 ACRES

SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

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

BEARINGS DESCRIBED HEREIN ARE BASED UPON THOSE SHOWN FOR BREEZY HILL SUBDIVISION, PLAT BOOK 14, PAGE 115.

DEED REFERENCES CITED: 580/110  
580/114  
580/106  
580/107  
580/118  
571/319

PART OF AUDITOR'S PARCEL NUMBER 73-42-01-24.

THIS DESCRIPTION, WRITTEN ON FEBRUARY 22, 1993, IS BASED ON AN ACTUAL SURVEY OF THE PREMISES BY TERRY J. FINLEY, OHIO REGISTERED SURVEYOR #S-7222.

TERRY J. FINLEY  
REGISTERED SURVEYOR S-7222

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY

2-25-93



PT. OF auditors parcel # 73-42-01-24

*Terry J. Finley*

This plat drawn on Feb. 19<sup>th</sup> 1993 by  
Terry J. Finley, Ohio registered surveyor

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

iron pins set / 5/8 rebar with cap



Terry J. Finley

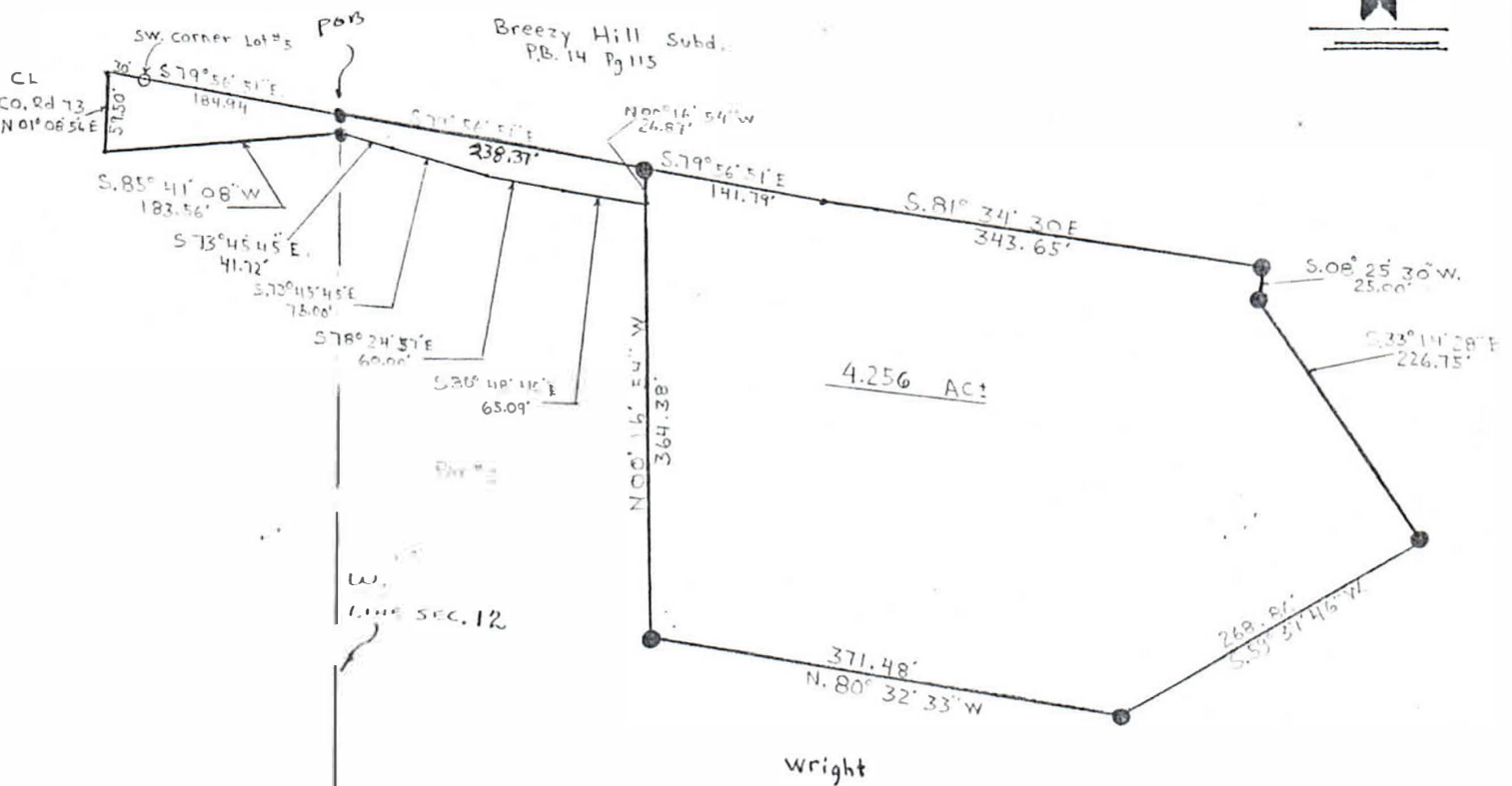
SURVEYING & MAPPING



STATE	OHIO	CITY	
COUNTY	Muskingum	SUBDIVISION	
TOWNSHIP	Wayne	PLAT BOOK	PAGE
SECTION	N.W. 1/4 SEC 12-T-12-R-13	DEED VOL	PAGE 571-319- Part.

Bearings shown hereon are based upon

Those shown for Breezy Hill Subd.  
Plat Book 14 Pg. 115



DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY A. L. L. L.  
2-25-93

Deed Ref:  
580/ 110  
580/ 114  
580/ 106, 107  
580/ 118  
571/ 319



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

iron pins set / 5/8 rebar with cap



Terry J. Finley

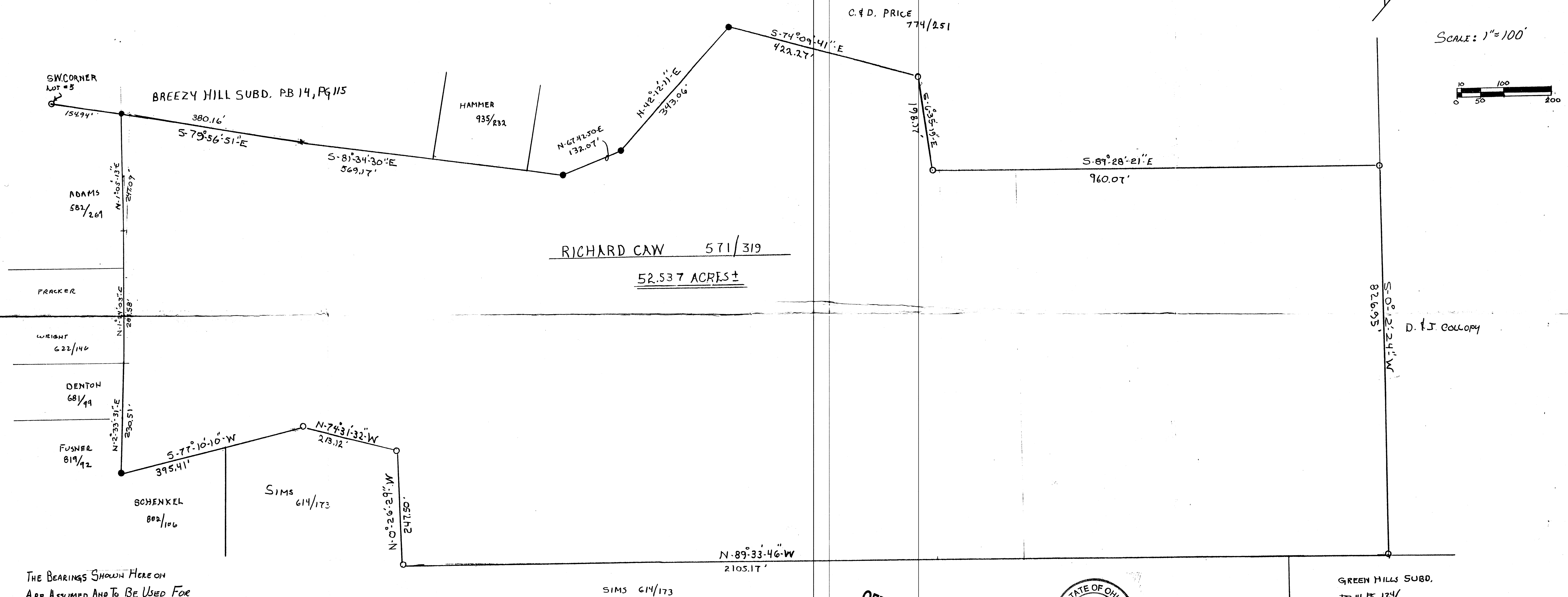
SURVEYING & MAPPING

PT. of auditors parcel # 73-42-01-24

**OFFICE COPY  
NOT RECORDABLE**

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Terry J. Finley, Ohio registered surveyor

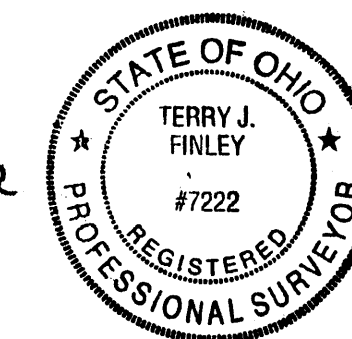
SURVEY PLAT FOR KRISTY RAMEY  
PART OF THE NORTHWEST QTR. SECTION 12, TWP. 12, R. 13  
WAYNE TOWNSHIP, MUSKINGUM COUNTY, OHIO



THE BEARINGS SHOWN HERE ON  
ARE ASSUMED AND TO BE USED FOR  
ANGLE PURPOSES ONLY.

LEGEND: ● IRON PIN SET 5/8" ROD WITH CAP.  
○ IRON PIN FOUND.

PLAT PREPARED BY: **OFFICE COPY NOT RECORDABLE**  
PS. OHIO REG # 7222



ALL OF AUDITORS PARCEL NOS.

73 42-01-25  
73 42-01-24

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY *J. L. Hambl*  
7/31/91