

DESCRIPTION OF A 12.966 ACRE TRACT

Situate in the State of Ohio, County of Muskingum, City of Zanesville, and being a part of the Third Quarter Township, Township 1 North, Range 7 West, in The United States Military District, and all of Parcel # ~~84-42-01-01~~, Parcel # 84-47-01-02, and Parcel # 84-42-01-01 which was last conveyed to Albert William and Anna Victoria Stemm in Deed Volume # 463, Page # 610 of Muskingum County Records, and being more particularly bounded and described as follows:

Beginning at an iron pin set at the Northeast Corner of Cox Addition at the intersection of an alley 10.00 feet in width and an alley 16.50 feet in width, Township 1 North, Range 7 West, thence along said alley 16.50 feet in width South 88 degrees 00 minutes 00 seconds West 10.01 feet to an iron pin found at the southeast corner of T. and D. Spinks property (Vol. 1152, Pg. 930); thence along said Spink's property, North 00 degrees 00 minutes 00 seconds West 80.00 feet to an iron pin found; thence North 06 degrees 04 minutes 10 seconds West 88.00 feet to an iron pin found at the Southeast Corner of F.E. Williams Property (Vol. 658, Pg. 147); thence along said Williams property and a private alley 16.00 feet in width North 01 degrees 17 minutes 10 seconds West 89.00 feet to an iron pin set; thence South 71 degrees 00 minutes 00 seconds East 16.00 feet to an iron pin set; thence along an alley 16.00 feet in width and F.E. Williams property, South 01 degrees 17 minutes 10 seconds East 88.33 feet to an iron pin set; thence along said William's property South 82 degrees 08 minutes 42 seconds East 33.00 feet to an iron pin set; thence North 25 degrees 42 minutes 38 seconds East 77.00 feet to an iron pin set; thence along a private road 25.00 feet in width, North 71 degrees 00 minutes 00 seconds West 72.00 feet to an iron pin set; thence North 71 degrees 00 minutes 00 seconds West 16.00 feet to an iron pin set; thence along Williams property North 73 degrees 15 minutes 20 seconds West 103.00 feet to an iron pin set on the east side of Goddard Avenue; thence North 23 degrees 28 minutes 01 seconds West 33.46 feet to an iron pin set on the south edge of Abandoned Gattrell lane (old coal road) and the south line of property owned by Rufus B. Dodd Etal (Vol. 522, Pg. 900) and previously owned by N. Gattrell; thence along said Dodd Etal property North 57 degrees 22 minutes 07 seconds East 159.49 feet to an iron pin set; thence North 81 degrees 12 minutes 07 seconds East 396.00 feet to an iron pin set; thence North 81 degrees 12 minutes 07 seconds East 165.00 feet to an iron pin set; thence North 73 degrees 42 minutes 07 seconds East 156.91 feet to an iron pin set; thence South 19 degrees 42 minutes 07 seconds East 41.48 feet to an iron pin set; thence South 33 degrees 57 minutes 07 seconds East 32.00 feet to an iron pin set; thence South 09 degrees 57 minutes 07 seconds East 100.00 feet to an iron pin set; thence South 00 degrees 27 minutes 07 seconds East 155.00 feet to an iron pin set; thence South 09 degrees 17 minutes 53 seconds West 30.00 feet to a point; thence South 58 degrees 42 minutes 07 seconds East 5.00 feet to an iron pin set; thence South 00 degrees 02 minutes 53 seconds West 138.00 feet to an iron pin set; thence South 09 degrees 12 minutes 07 seconds East 100.00 feet to an iron pin set; thence South 12 degrees 57 minutes 07 seconds East 135.00 feet to an iron pin set; thence South 06 degrees 12 minutes 07 seconds East 42.00 feet to an iron pin set in the north line of Little's Subdivision; thence along said Little's Subdivision (Plat Book # 1, Pg. 56) South 67 degrees 47 minutes 53 seconds West 500.86 feet to an iron pin set on the east line of O. Osborne property (Vol. 1085, Pg. 169); thence along said Osborne property North 02 degrees 12 minutes 07 seconds West 251.00 feet to an iron pin set; thence along said Osborne property and City of Zanesville property (Vol. 565, Pg. 513) South 87 degrees 47 minutes 53 seconds West 333.38 feet to an iron pin found on the east side of an alley 10.00 feet in width and the east line of Cox Addition (Plat Book # 1, Pg. 262); thence along said alley North 00 degrees 00 minutes 00 seconds West 180.22 feet to the Place of Beginning.

Containing 12.966 Acres, more or less, subject to all easements, restrictions, or right of ways, either written or implied. All iron pins set are 30 inch long by 5/8 inch diameter rebar with a yellow cap labeled "Binckley" S - 7879.

Note: At the time of this survey the right of way maps for the W. & L. E. Railroad could not be found. This property may be subject to the right of way for said railroad.

Bearings contained herein are assumed on the East Line of Cox Addition as being North 00 degrees 00 minutes 00 seconds West and are for angular calculations only.

Binckley Land Surveying
NOT RECORDABLE
Donald E. Binckley
Ohio Professional Surveyor # 7879
DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY *[Signature]*
2-14-2001

SURVEY FOR CAROLYN STEM

SITUATE IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, CITY OF ZANESVILLE, AND BEING A PART OF THE THIRD QUARTERTOWNSHIP, TOWNSHIP 1 NORTH, RANGE 7 WEST, IN THE UNITED STATES MILITARY DISTRICT AND BEING ALL OF PARCEL # 84 - 47 - 01 - 01, PARCEL # 84 - 47 - 01 - 02, AND PARCEL # 84 - 42 - 01 - 01 WHICH WAS CONVEYED TO ALBERT WILLIAM & ANNA VICTORIA STEM IN DEED VOLUME 463, PAGE 610 OF THE MUSKINGUM COUNTY RECORDS.

BINCKLEY LAND SURVEYING

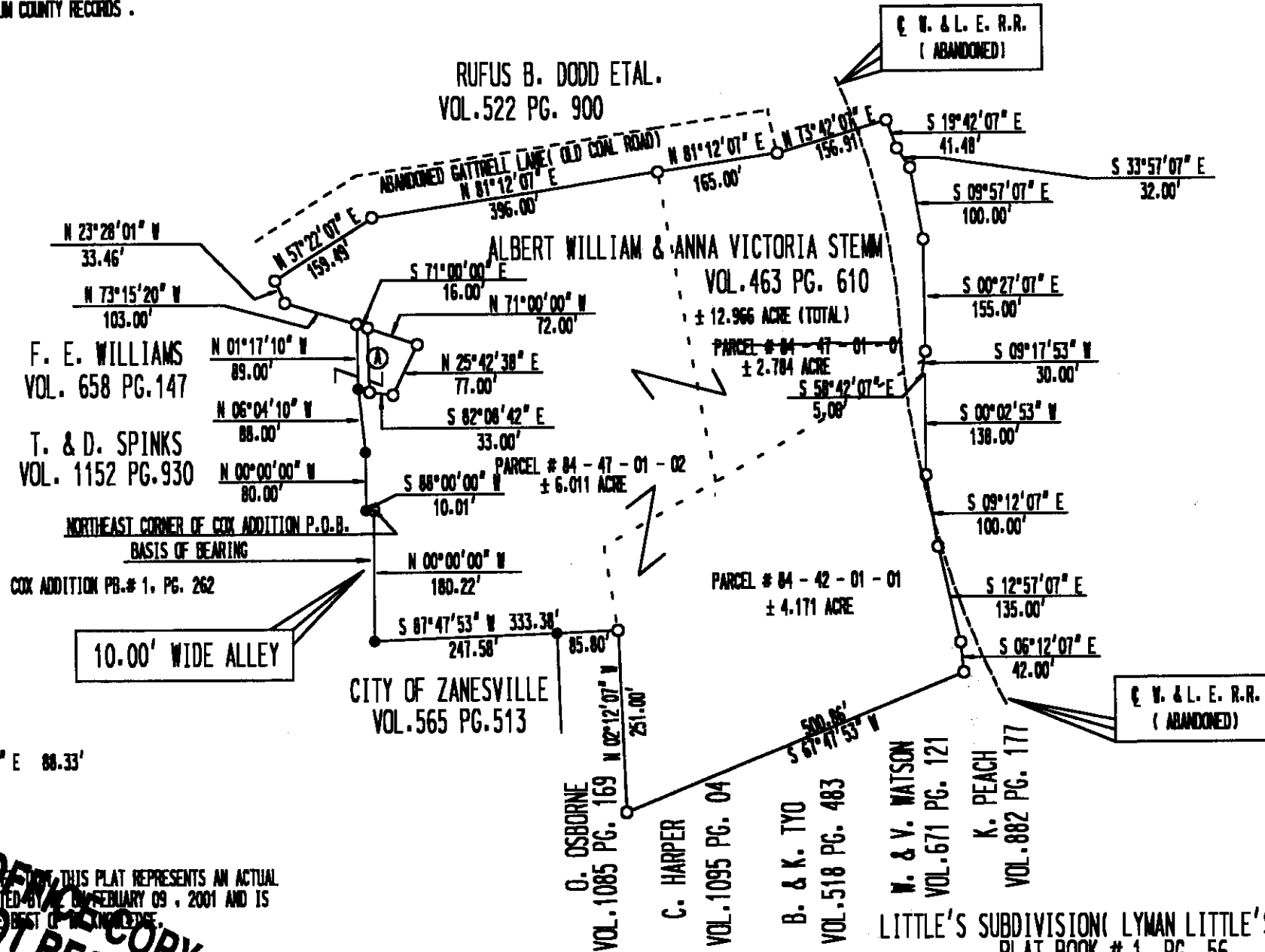
6375 WINDSONG WAY NASHPORT, OHIO 43830

PHONE : (740) 455 - 3736

REFERENCES : TAX MAPS, DEEDS OF RECORD, U.S.G.S. QUADRANGLE, EXISTING MONUMENTATION, PREVIOUS SURVEYS BY J. MARSHALL DATED 1 - 23 - 1983.

C.R. HARKNESS DATED 02 - 08 - 1999.

NOTE : THIS SURVEY IS SUBJECT TO ANY FACTS WHICH MAY BE DISCLOSED FROM A COMPLETE AND ACCURATE TITLE EXAMINATION.
NOTE : THIS PROPERTY MAY BE SUBJECT TO THE RIGHT OF WAY FOR THE W. & L.E. RAILROAD.
NOTE : THE W. & L.E. RAILROAD TRACK MAPS COULD NOT BE FOUND AT TIME OF THIS SURVEY.



DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER BY *[Signature]*

2-14-2001

SCALE : 1" = 200'



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

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY COMPLETED BY ME ON FEBRUARY 09, 2001 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

DONALD E. BINCKLEY II P.E. DATE

BASIS OF BEARING : BEARINGS ARE ASSUMED ON THE EAST LINE OF COX ADDITION REPLAT BK. # 1, PAGE 262 AS BEING N 00°00'00" W AND ARE FOR ANGULAR CALCULATION ONLY.

OFFICE COPY NOT RECORDABLE