

DESCRIPTION OF PART OF PARCEL # 47 - 34 - 23 - 19 - 001 WHICH WAS CONVEYED TO JOHN SMITH IN VOLUME 1096, PAGE 104 OF MUSKINGUM RECORDS.

Situate in the State of Ohio, County of Muskingum, Township of Newton, and being a part of the Southwest Quarter of Section # 23, Township 17 North, Range 15 West, in the Congress Lands East of the Scioto River and being part of parcel # 47 - 34 - 23 - 19 - 001 as conveyed to John Smith in Deed Volume 1096, Page 104, of the Muskingum County Deed Records, and being more particularly bounded and described as follows:

Beginning for reference at an iron pin found at the Southwest corner of the Southwest Quarter of Section # 23, Township 17 North, Range 15 West, in the Congress Lands East of the Scioto River, thence North 00 degrees 24 minutes 50 seconds East 1926.43 feet to an iron pin found; thence South 54 degrees 38 minutes 35 seconds East 809.07 feet to an iron pin set and the True place of Beginning; thence along a new line North 90 degrees 00 minutes 00 seconds East 629.82 feet to an iron pin set in the line between said John Smith and D. Norman property (Vol. 1111 Pg. 594); thence along said line of D. Norman property South 00 degrees 09 minutes 06 seconds West 170.16 feet to an iron pin found at the common corner of said ( Smith Vol. 1096 Pg. 104 ), ( D. Norman, Vol. 1111 Pg. 594 ), and ( Rhonda Williams Vol. 1129 Pg. 63 ); thence leaving said D. Norman property along the line between said J. Smith and R. Williams, South 87 degrees 18 minutes 12 seconds West 231.97 feet to an iron pin found at the corner of said J. Smith and R. Williams; thence along a line between J. Smith and R. Williams, South 08 degrees 04 minutes 27 seconds East 266.83 feet to an iron pin set; thence leaving said R. Williams along a new line crossing said J. Smith property South 77 degrees 03 minutes 49 seconds West 347.65 feet to an iron pin set, passing a 25.00 foot right of way for future Road Development at 322.63 feet; thence along said 25.00 foot Right of Way North 10 degrees 25 minutes 56 seconds West 531.88 feet to the True place of Beginning.

Containing 5.010 Acres, more or less, subject to all easements, restrictions, or right of ways, either written or implied and two utility easements a 10.00 foot wide strip on each side of new boundary lines as shown on plat. All iron pins set are 30 inch long by 5/8 inch diameter rebar with a yellow cap labeled "BINCKLEY S-7879".

Also subject to the following 25.00 foot Right of Way for future road development:

Beginning for reference at an iron pin found at the Southwest corner of the Southwest Quarter of Section # 23, Township 17 North, Range 15 West, in the Congress Lands East of the Scioto River, thence North 00 degrees 24 minutes 50 seconds East 1926.43 feet to an iron pin found; thence South 54 degrees 38 minutes 35 seconds East 809.07 feet to an iron pin set and the True place of Beginning; thence North 90 degrees 00 minutes 00 seconds East 25.45 feet to a point; thence South 10 degrees 25 minutes 56 seconds East 526.18 feet to a point; thence South 77 degrees 03 minutes 49 seconds West 25.02 feet to an iron pin set; thence North 10 degrees 25 minutes 56 seconds West 531.88 feet to the True Place of Beginning.

Also the following described easement for ingress and egress:

Beginning for reference at an iron pin found at the Southwest corner of the Southwest Quarter of Section # 23, Township 17 North, Range 15 West, in the Congress Lands East of the Scioto River, thence North 00 degrees 24 minutes 50 seconds East 1926.43 feet to an iron pin found; thence South 54 degrees 38 minutes 35 seconds East 809.07 feet to an iron pin set; thence along a new line North 90 degrees 00 minutes 00 seconds East 629.82 feet to an iron pin set in the line between said John Smith and D. Norman property (Vol. 1111 Pg. 594); thence along said line of D. Norman property South 00 degrees 09 minutes 06 seconds West 170.16 feet to an iron pin found at the common corner of said ( Smith Vol. 1096 Pg. 104 ), ( D. Norman, Vol. 1111 Pg. 594 ), and ( Rhonda Williams Vol. 1129 Pg. 63 ); thence leaving said D. Norman property along the line between said J. Smith and R. Williams, South 87 degrees 18 minutes 12 seconds West 231.97 feet to an iron pin found at the corner of said J. Smith and R. Williams; thence along a line between J. Smith and R. Williams, South 08 degrees 04 minutes 27 seconds East 266.83 feet to an iron pin set and the True Place of Beginning; thence South 08 degrees 04 minutes 27 seconds East 543.50 feet to an iron pin found; thence South 05 degrees 19 minutes 34 seconds East 183.80 feet to an iron pin found, passing an iron pin set at 66.17 feet; thence South 84 degrees 32 minutes 03 seconds West 25.32 feet to a point; thence South 02 degrees 20 minutes 45 seconds West 80.86 feet to a point; thence South 03 degrees 46 minutes 48 seconds East 215.90 feet to a point in the centerline of State Route # 22; thence South 74 degrees 44 minutes 19 seconds West 20.41 feet to a point in the centerline of State Route # 22; thence North 03 degrees 46 minutes 48 seconds West 221.03 feet to an iron pin found; thence North 02 degrees 20 minutes 45 seconds East 99.37 feet to a point, passing an iron pin found at 79.19 feet; thence North 84 degrees 32 minutes 03 seconds East 22.81 feet to a point; thence North 05 degrees 19 minutes 34 seconds West 163.37 feet to a point; thence North 08 degrees 04 minutes 27 seconds West 468.19 feet to a point; thence North 77 degrees 03 minutes 49 seconds East 20.07 feet to the True Place of Beginning.

Bearings contained herein are assumed from a previous survey by Cannon Land Surveying on the West Line of Section # 23 ( Muskingum Co. Line ) as being North 00 degrees 24 minutes 50 seconds East and are for angular measurement only.

This description is based on a field survey made by Binckley Land Surveying, Nashport, Ohio in August 1999.

DESCRIPTION APPROVED  
FOR AUDITOR'S RECORD  
BY DEA  
9-22-99

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

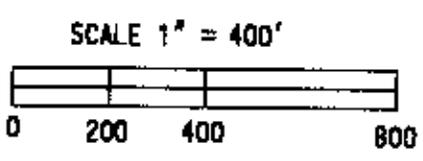
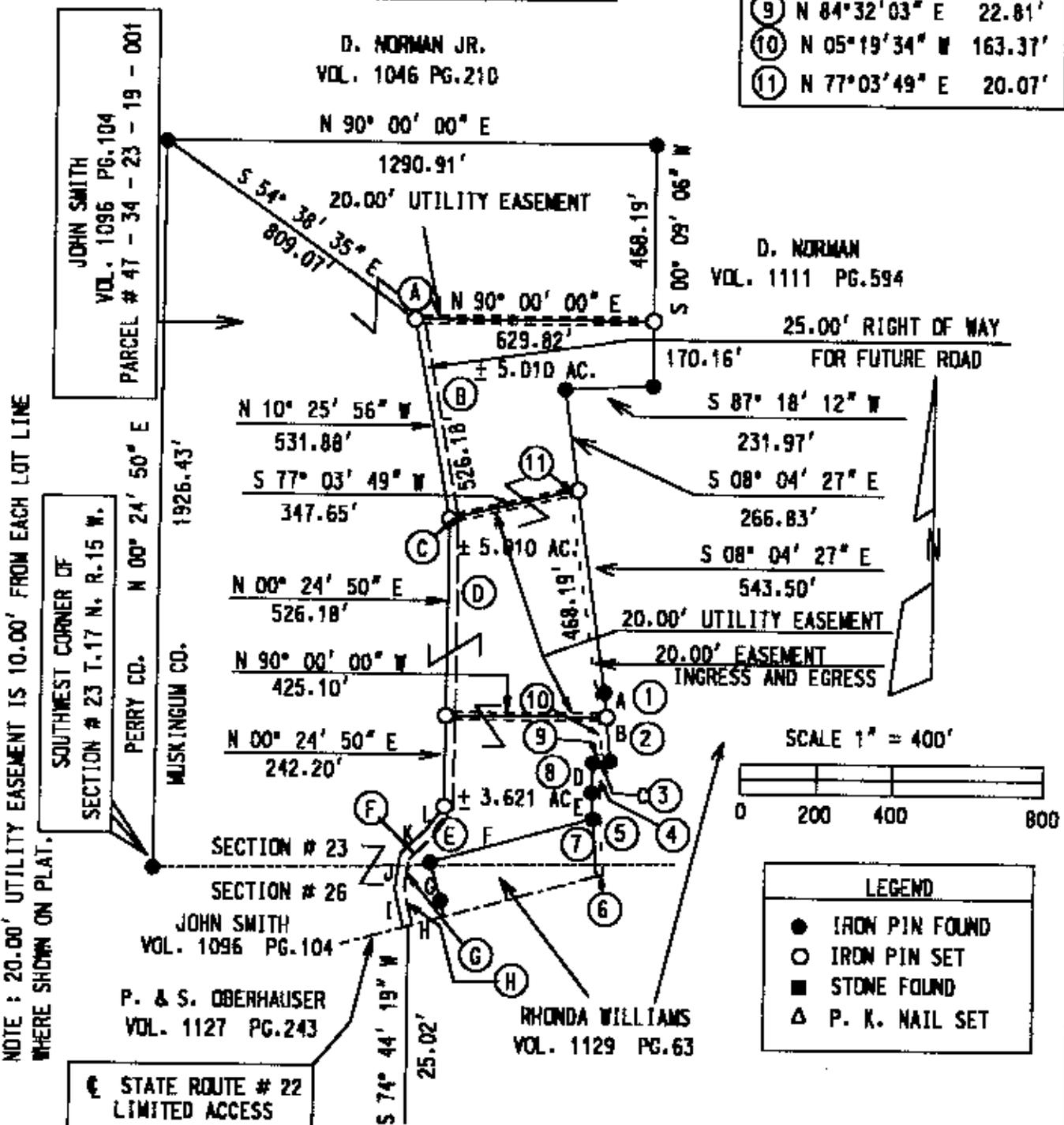
SITUATE IN THE STATE OF OHIO, COUNTY OF MUSKINGUM  
TOWNSHIP OF NEWTON, T-17-N R-15 W, AND BEING A  
PART OF THE SOUTHWEST QUARTER OF SECTION # 23 AND THE  
NORTHWEST QUARTER OF SECTION # 26, OF THE CONGRESS LANDS  
EAST OF THE SCIOTO RIVER AND PARCEL #47 - 34 - 23 - 19 -001.

RIGHT OF WAY		
A	N 90°00'00" E	25.42'
B	S 10°25'56" E	529.64'
C	S 77°03'49" W	25.02'
D	S 00°24'50" W	778.88'
E	S 36°25'51" W	89.39'
F	S 47°12'18" W	84.29'
G	S 08°28'29" W	79.86'
H	S 12°46'06" E	96.95'
I	N 12°46'06" W	102.72'
J	N 08°28'29" E	93.34'
K	N 47°12'18" E	90.72'
L	N 36°25'51" E	78.90'

BOUNDARY CALLS		
A	S 05°19'34" E	66.17'
B	S 05°19'34" E	117.63'
C	S 84°32'03" W	45.51'
D	S 02°20'45" W	79.19'
E	S 03°46'48" E	71.47'
F	S 74°44'19" W	443.05'
G	S 15°15'42" E	146.56'
H	S 74°44'19" W	113.58'
I	N 12°46'06" W	102.72'
J	N 08°28'29" E	93.34'
K	N 47°12'18" E	90.72'
L	N 36°25'51" E	78.90'

20.00' EASEMENT INGRESS AND EGRESS		
1	S 05°19'34" E	66.17'
2	S 05°19'34" E	117.63'
3	S 84°32'03" W	25.32'
4	S 02°20'45" W	80.86'
5	S 03°46'48" E	215.90'
6	S 74°44'19" W	20.41'
7	N 03°46'48" W	221.03'
8	N 02°20'45" E	99.37'
9	N 84°32'03" E	22.81'
10	N 05°19'34" W	163.37'
11	N 77°03'49" E	20.07'

REFERENCES : MUSKINGUM CO. TAX MAPS, DEEDS OF RECORD, AND PREVIOUS SURVEY BY  
CANNON LAND SURVEYING DATED 06-13-1994.  
BASIS OF BEARING : BEARINGS ON THIS PLAT ARE ASSUMED ON THE WEST LINE OF SECTION # 23  
AS BEING N 00° 24' 50" E AND ARE FOR ANGULAR CALCULATION ONLY.  
NOTE : 20.00' UTILITY EASEMENT IS 10.00' FROM EACH LOT LINE  
WHERE SHOWN ON PLAT.



LEGEND	
●	IRON PIN FOUND
○	IRON PIN SET
■	STONE FOUND
△	P. K. NAIL SET

I HEREBY CERTIFY THE ABOVE PLAT TO BE CORRECT TO THE BEST OF MY KNOWLEDGE  
AND BELIEF, AND REPRESENTS AN ACTUAL SURVEY COMPLETED BY BINCKLEY LAND SURVEYING  
ON AUGUST 30, 1999.

**OFFICE COPY  
NOT RECORDABLE**

\_\_\_\_\_  
DONALD E. BINCKLEY II P. S. 1879 DATE \_\_\_\_\_

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY *[Signature]*  
9-23-99  
5.01 + 3.621 ac