

73-18-05-46
1500 D1172

DESCRIPTION OF A 3.171 ACRE TRACT

Situate in the State of Ohio, County of Muskingum, Township of Wayne, and being part of Southeast Quarter of Section # 7, Township 12 North, Range 13 West in the Congress Lands East of the Scioto River and being all of Parcel # 73-18-05-46, which was last conveyed to Mary Rosenburger in Volume # 765, Page 288 of Muskingum County records and being more particularly described as follows ;

Beginning at the Southwest corner of the Southeast Quarter of Section # 7, Township 12 North, Range 13 West, thence along the mid line of Section # 7 and the centerline of North Dietz Road (Co.Rd. # 72), North 03 degrees 27 minutes 06 seconds East 270.39 feet to a point ; thence along the line between said Mary Rosenburger property (Vol. 765, Pg. 288) and Kathy Mautz property (Vol. 1004, Pg. 423), South 77 degrees 22 minutes 56 seconds East 622.96 feet to a point in a creek , passing iron pins found at 23.28 feet and 602.96 feet ; thence along said creek , South 18 degrees 50 minutes 28 seconds West 48.85 feet to a point in said creek , from which an iron pin found bears South 87 degrees 29 minutes 35 seconds East 20.00 feet ; thence along said creek South 05 degrees 33 minutes 40 seconds East 62.34 feet to a point , from which an iron pin found bears North 36 degrees 44 minutes 15 seconds East 20.00 feet ; thence along said creek North 80 degrees 09 minutes 19 seconds East 33.35 feet to a point , from which an iron pin found bears North 69 degrees 04 minutes 24 seconds East 20.00 feet ; thence along said creek South 20 degrees 55 minutes 36 seconds East 58.17 feet to a point , from which an iron pin found bears North 69 degrees 04 minutes 24 seconds East 20.00 feet ; thence along said creek South 56 degrees 20 minutes 22 seconds West 30.35 feet to a point in said creek and the South line of Section # 7 , from which an iron pin found bears South 86 degrees 26 minutes 47 seconds East 64.07 feet ; thence along the south line of Section # 7 and Peggy Kramer property (Vol. 1141, Pg. 756) North 86 degrees 26 minutes 47 seconds West 644.07 feet to a point at the Place of Beginning , passing an iron pin found at 617.79 feet .

Containing 3.171 acres , more or less, subject to all easements , restrictions , or right of ways , either written or implied. All iron pins set are # 5 rebar 30 inches long with a yellow I.D. cap labeled "BINCKLEY S - 7879" .

Bearings on this description are based on the a previous survey by C.R.Harkness of 25.525 acres and are assumed on the north line of Mary Rosenburger property as being South 77 degrees 22 minutes 56 seconds East and are for angular calculation only.

This description is based on an actual survey completed by Binckley Land Surveying in May, 2003.

OFFICE COPY
NOT RECORDABLE
Donald E. Binckley, J.P.S. 7879 Date

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER
BY [Signature]
5-19-2003

BINCKLEY LAND SURVEYING

6375 WINDSONG WAY NASHPORT OHIO 43830
PHONE (740) 455-3736 FAX (740) 455-9149

TINA K. & BRENT C. HARPER
VOL. 1055 PG. 475

KATHY MAUTZ
VOL. 1004 PG. 423

☐ NORTH DIETZ ROAD
(CO. RD. # 72)

MARY ROSENBURGER
VOL. 765 PG. 288
PARCEL # 73-18-05-46
± 3.171 ACRES

GENE & KELLY GRIMES
VOL. 1063 PG. 258

☐ SOUTHWEST CORNER OF THE SOUTHEAST
QUARTER OF SECTION # 7, T.-12N., R.-13 W.

DESCRIPTION APPROVED
FOR ALIENATION'S TRANSFER

By *[Signature]*
5-19-2003

SURVEY FOR HOME OPPERTUNITIES REALTY

SITUATE IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF WAYNE, AND BEING PART OF THE SOUTHEAST QUARTER OF SECTION # 7., TOWNSHIP 12 NORTH, RANGE 13 WEST OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER AND BEING ALL OF PARCEL # 73-18-05-46 WHICH WAS LAST CONVEYED TO MARY ROSENBURGER IN VOLUME 765, PAGE 288 OF MUSKINGUM COUNTY RECORDS.

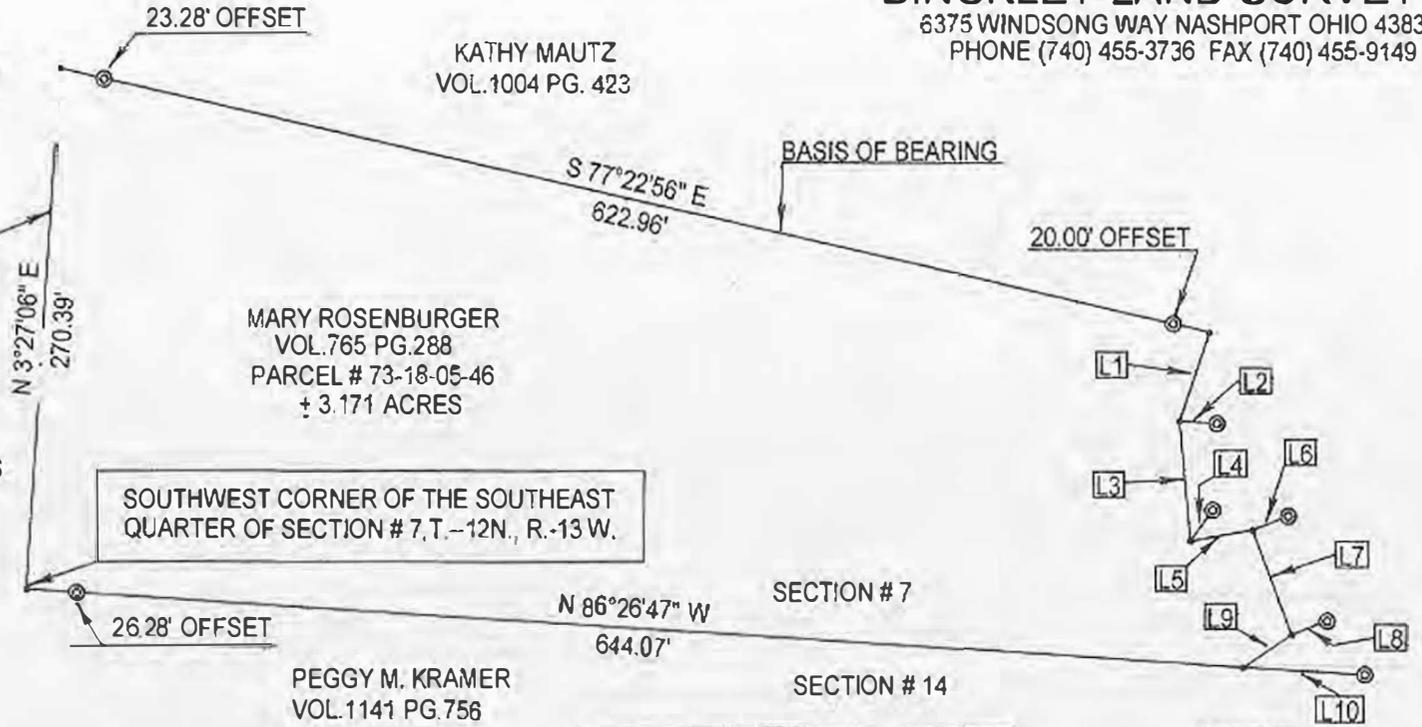
REFERENCES : TAX MAPS, DEEDS OF RECORD, PREVIOUS SURVEYS BY C.R. HARKNESS DATED 3-10-1988, 6-4-2001, & TERRY FINLEY DATED 8-8-2002.

BASIS OF BEARING : THE BEARINGS ON THIS PLAT ARE BASED ON A PREVIOUS SURVEY BY C.R. HARKNESS OF 25.525 ACRES AND ARE ASSUMED ON THEON THE NORTH LINE OF MARY ROSENBURGER PROPERTY AS BEING S 77°22'56" E AND ARE FOR ANGULAR CALCULATION ONLY.

I HEREBY CERTIFY THIS PLAT TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND REPRESENTS AN ACTUAL SURVEY COMPLETED BY BINCKLEY LAND SURVEYING IN MAY, 2003.

DONALD E. BINCKLEY II, P.S. # 7870, L.S.P.E.

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Id	Bearing	Distance
L1	S 18°50'28" W	48.85'
L2	S 87°29'35" E	20.00'
L3	S 5°33'40" E	62.34'
L4	N 36°44'15" E	20.00'
L5	N 80°09'19" E	33.35'
L6	N 69°04'24" E	20.00'
L7	S 20°55'36" E	58.17'
L8	N 69°04'24" E	20.00'
L9	S 56°20'22" W	30.35'
L10	S 86°26'47" E	64.07'

LEGEND

- ⊙ IRON PIN FOUND
- ⊗ IRON PIN SET
- POINT

SCALE 1" = 100'

