

TERRY FINLEY
Surveying & Mapping
Ohio Registered Surveyor #S-7222
155 Mockingbird Hill, Zanesville, OH 43701
Phone or FAX (740) 454-8721

LEGAL DESCRIPTION
4475 Old River Road, Philo, OH 43771

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek, and being part of Lot #2 of Garrett's Subdivision, as recorded in Plat Book 4, page 9; and being all those lands intended to be described in Deed Volume 2309, page 175; being further bounded and described as follows:

Commencing at a concrete monument found at the southwest corner of Lot #1 of said Garrett's Subdivision, thence, along the south line thereof and north line of the B & O Railroad, north 88 degrees – 49 minutes – 50 seconds west, 295.12 feet to an iron pin set, and the **true point of beginning** for the parcel herein intended to be described;

Thence, north 88 degrees – 47 minutes – 37 seconds west, 107.54 feet, along the south line of Lot #2 of said subdivision, to an iron pin set;

Thence, north 03 degrees – 44 minutes – 14 seconds east, 281.20 feet, along the east line of a six (6) foot reserved right-of-way as shown on the plat of Garrett's Subdivision, to a point at the low-water mark of the Muskingum River, passing an iron pin found at 215.37 feet;

Thence, along said low-water mark, south 84 degrees – 19 minutes – 26 seconds east, 79.91 feet to a point;

Thence, south 02 degrees – 00 minutes – 57 seconds east, 275.13 feet, along the west line of those lands now or formerly owned by J.M. Kemp (2164/126), to the **point of beginning**, passing an iron pin set at 63.97 feet, and **containing 0.597 acres more or less.**

Subject to all legal highways and easements, whether recorded or implied.

Bearings described herein are based on assumed azimuth and to be used for angle purposes only.

Being all of Auditor's Parcel #08-10-02-04-000.



This description, written on May 5, 2011, is based on an actual survey by Terry J. Finley, Ohio Registered Surveyor #S-7222.

OFFICE COPY
NOT A RECORDABLE
Terry J. Finley, Registered Surveyor #S-7222

DESCRIPTION
APPROVED
By: *[Signature]*

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF BRUSH CREEK AND BEING PART OF LOT #2 OF GARRETT'S SUBDIVISION AS RECORDED IN PLAT BOOK 4, PAGE 9 AND BEING ALL THOSE LANDS INTENDED TO BE DESCRIBED IN DEED VOLUME 2309, PAGE 175. BEING ALL OF AUDITOR'S PARCEL NO.08-10-02-04-000.

THE BEARINGS SHOWN HEREON ARE BASED ON ASSUMED AZIMUTH AND USED FOR ANGLE PURPOSES ONLY.



LOW WATER MARK MUSKINGUM RIVER
S 84°19'26" E
79.91'

CL OLD RIVER ROAD

PASSING @
215.37'

PASSING @
83.97'

R.C. & S.J.
PHILIP
2106/195

J.M.KEMP
2164/126

HSBC BANK USA TRUSTEE

25,999 Sq. Feet
0.597 Acres
Perimeter = 743.78'

THIS PLAT AND ACCOMPANYING DESCRIPTION WERE PREPARED ON MAY 3RD, 2011 BY TERRY J. FINLEY, OHIO REGISTERED SURVEYOR #S-7222 BASED ON AN ACTUAL SURVEY AND ARE SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS, RECORDED OR IMPLIED.

DESCRIPTION
APPROVED
By: *[Signature]* 5/3/2011

6.0' RESERVED R.O.W.
AS SHOWN ON RECORDED PLAT
OF GARRETT'S SUBDIVISION
PB.4, PG.9.

SW. COR.
LOT #2
GARRETT'S
SUBD.

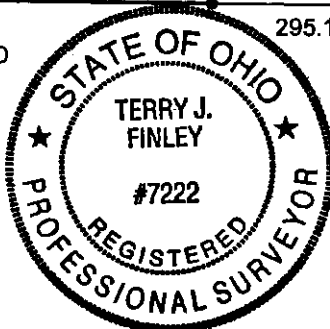
CONCRETE MONUMENT
FND. SW COR. LOT 1
GARRETT'S SUB. P.B.
4, PG. 9

N-88-39-36-W
151.80'

N 88°47'37" W
107.54'

N-88-49-50-W
295.12'

B & O RAILROAD



**OFFICE COPY
NOT RECORDABLE**

TERRY J. FINLEY

TERRY J. FINLEY SURVEYING		
155 MOCKINGBIRD HILL		
ZANESVILLE, OHIO 43701		
DATE: 5/3/2011	SCALE: 1" = 40'	DRAWN BY: TJF