

51-01-04-11
51-01-04-10-001
3900 PIPER RD

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

LEGAL DESCRIPTION
96.626 acres

Situated in the State of Ohio, County of Muskingum, Township of Perry, and being part of the northwest and southwest quarters of Section 4, Township 1, Range 6, and being part of those lands intended to be described in Deed Volume 402, page 407; being further bounded and described as follows:

Beginning at a stone found in the center of said Section #4, thence, along the east line of the southwest quarter thereof, south 01 degrees – 09 minutes – 24 seconds west, 984.09 feet, along the west line of those lands now or formerly owned by J. Burwell, Deed Volume 993, page 37, to a magnetic nail set in a corner post;

Thence, north 89 degrees – 07 minutes – 00 seconds west, 2289.34 feet along the north line of those lands now or formerly owned by G. Omdorff, Deed Volume 698, page 128, and T. Glass, Deed Volume 1863, page 775, to an iron pin found at the southeast corner of those lands now or formerly owned by A. Duncan and T. Moore, Deed Volume 1658, page 706, passing an axle found at 1963.95 feet;

Thence, along said A. Duncan property, the following two (2) courses and distances:

1. north 01 degrees – 27 minutes – 53 seconds east, 212.65 feet to an iron pin found
2. north 88 degrees – 57 minutes – 17 seconds west, 409.70 feet to a point in the center of Piper Road, passing an iron pin found at 388.12 feet;

Thence, along said road, the following two (2) courses and distances:

1. north 01 degrees – 30 minutes – 39 seconds east, 222.42 feet to a point;
2. north 01 degrees – 09 minutes – 14 seconds east, 985.90 feet to a point;

Thence, leaving said road, with a new division line through the lands of K. & M. Duncan, Deed Volume 402, page 407, the following two (2) courses and distances:

1. south 89 degrees – 10 minutes – 40 seconds east, 345.14 feet to an iron pin set, passing an iron pin set at 25.00 feet;
2. north 00 degrees – 49 minutes – 22 seconds east, 200.00 feet to an iron pin set;

Thence, south 88 degrees – 54 minutes – 16 seconds east, 2352.58 feet, along the south line of those lands now or formerly owned by William & Jean Duncan, Deed Volume 554, page 367 to a magnetic nail set in a corner post;

Thence, south 01 degrees – 09 minutes – 24 seconds west, along the quarter section line and along aforesaid J. Burwell line, 629.67 feet to the **point of beginning**, and **containing 96.626 acres more or less.**

Iron pins set are 5/8" rebar with yellow identification cap (Finley S-7222).

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

Bearings described herein are based on the east line of the southwest quarter of Section 4 as south 01 degrees - 09 minutes - 24 seconds west.

Being part of Auditor's Parcel #51-01-04-10-000 - 37.789 acres
all of Auditor's Parcel #51-01-04-11-000 - 58.837 acres
96.626 acres total

This description, written on September 12, 2005, is based on an actual survey by Terry J. Finley, Ohio Registered Surveyor #S-7222



**OFFICE COPY
NOT RECORDED**
Terry J Finley, Registered Surveyor #S-7222

APPROVED FOR CLOSURE
TJF 9-21-2005

EXEMPT FROM
PLANNING COMMISSION
TJF 9-21-2005

EXEMPT FROM
PLANNING COMMISSION

TJF 9-21-2005
96.626 ac. only

WILLIAM AND JEAN
DUNCAN D.V. 354, PG. 367

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF PERRY AND BEING PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 4, T-1 R-8 AND BEING PART OF THOSE LANDS INTENDED TO BE DESCRIBED IN DEED VOLUME 402, PAGE 407.

THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 4 AS S-01-09-24-W.

APPROVED FOR CLOSURE

TJF 9-21-2005
96.626 ac. only



J. BURWELL
893/37

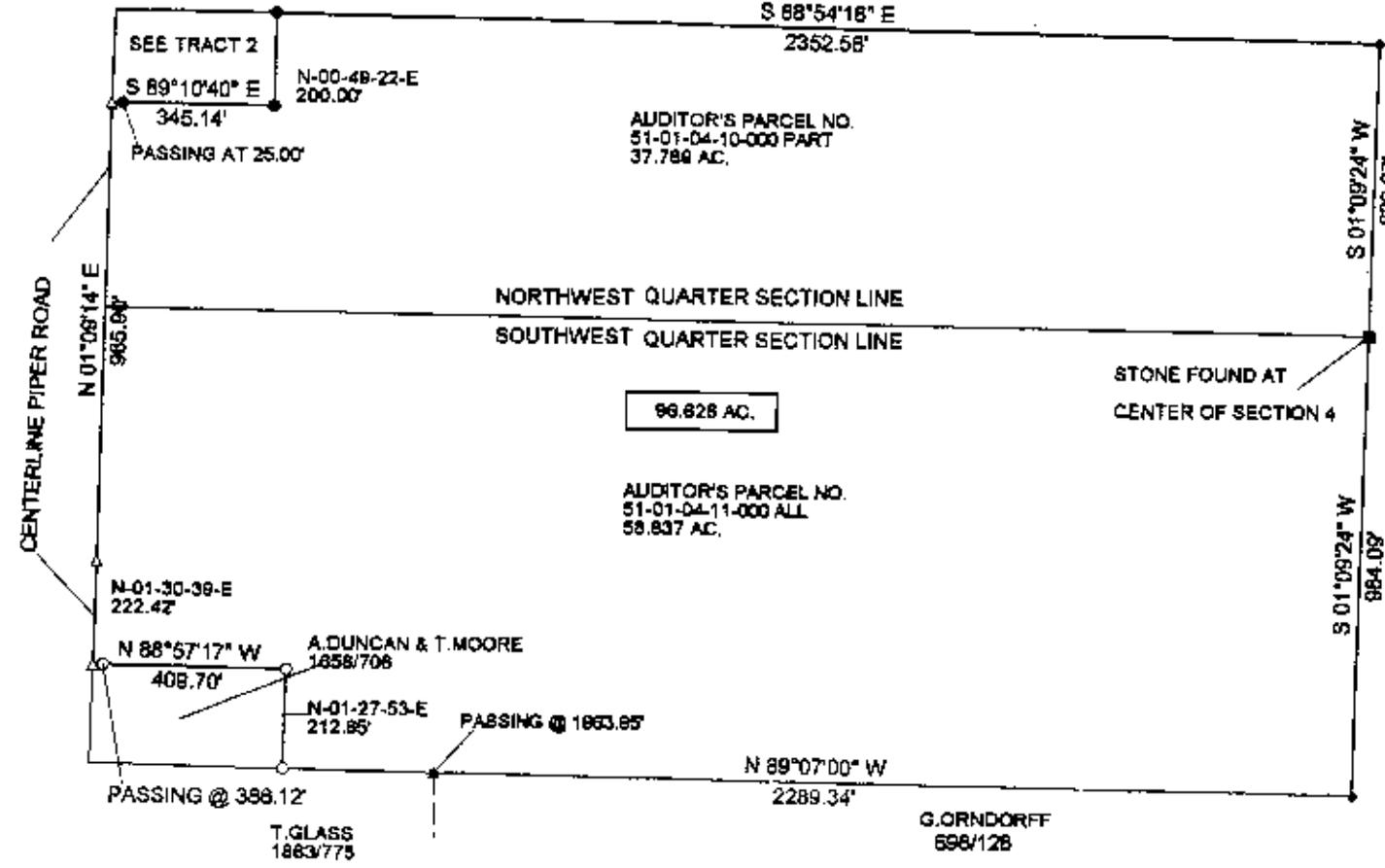
- LEGEND: IRON PIN FOUND ○
 IRON PIN SET ●
 STONE FOUND ■
 FENCE POST CORNER WITH MAG. NAIL ◆
 AXEL FOUND ▲
 POINT △

THIS PLAT AND ACCOMPANYING DESCRIPTION WERE PREPARED ON SEPT. 12TH 2005 BY TERRY J. FINLEY, OHIO REGISTERED SURVEYOR #S-7222 BASED ON AN ACTUAL SURVEY AND IS SUBJECT TO LEGAL HIGHWAYS AND EASEMENTS RECORDED OR IMPLIED.



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TERRY J. FINLEY SURVEYING AND MAPPING		
155 MOCKINGBIRD HILL		
ZANESVILLE, OHIO 43701		
DATE: 8/12/2006	SCALE: 1" = 400'	DRAWN BY: T.J.F.



AUDITOR'S PARCEL NO.
51-01-04-10-000 PART
37.784 AC.

AUDITOR'S PARCEL NO.
51-01-04-11-000 ALL
58.837 AC.

T. GLASS
1863/773

G. ORNDORFF
696/126

CENTERLINE PIPER ROAD