

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

LEGAL DESCRIPTION
TRACT 2

Situated in the State of Ohio, County of Muskingum, Township of Perry, and being part of Quarter Township 3, Township 1, Range 6; and being part of those lands intended to be described in Deed Volume 2117, page 239; being further bounded and described as follows:

Commencing at an iron pin found at the northeast corner of Lot "C" of Durbin Heights Number 2, Plat Book 15, page 47, thence, north 68 degrees – 02 minutes – 57 seconds east, 119.63 feet, along the south line of Shimoda Lane, to a point; thence, north 21 degrees – 57 minutes – 03 seconds west, 50.32 feet to an iron pin found on the north line of Shimoda Lane, and marking the southwest corner of those lands now or formerly owned by J. & J. Nolan (2229/436); thence, north 68 degrees – 03 minutes – 17 seconds east, 139.93 feet, along the southerly line thereof, to an iron pin found; thence, leaving the north line of said Shimoda Lane and along the easterly line of said Nolan property, north 17 degrees – 04 minutes – 13 seconds west, 386.03 feet to an iron pin found; and the ***true point of beginning*** for the parcel herein intended to be described;

Thence, north 89 degrees – 12 minutes – 47 seconds west, 99.18 feet, along the north line of said Nolan property, to an iron pin found;

Thence, south 86 degrees – 18 minutes – 01 seconds west, 45.15 feet to an iron pin found on the east line of a twenty (20) foot right-of-way and marking the northwest corner of said Nolan property;

Thence, along said right-of-way, north 04 degrees – 20 minutes – 50 seconds west, 25.75 feet to an iron pin found;

Thence, leaving said right-of-way and along the south line of those lands now or formerly owned by E.E., Jr. & P.A. Opdyke (521/12), the following three (3) courses and distances:

1. **north 86 degrees – 13 minutes – 58 seconds east, 43.00 feet** to an iron pin found;
2. **south 81 degrees – 01 minutes – 07 seconds east, 23.95 feet** to an iron pin found;
3. **south 89 degrees – 12 minutes – 47 seconds east, 72.80 feet** to an iron pin found;

Thence, south 17 degrees – 04 minutes – 25 seconds east, 23.24 feet to the ***point of beginning***, and **containing 0.077 acres more or less.**

Not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations. Parcel to be combined to Auditor's Parcel Number: 51-31-02-54-000.

51-31-02-53.001 A

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

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

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

Being all of Auditor's Parcel #51-31-02-53-001.

Not to be used as a separate building site or transferred as an independent parcel in the future without Planning Commission approval in accordance with applicable subdivision regulations.



This description, written on October 7, 2010, is based on an actual survey by **Terry J. Finley, Ohio Registered Surveyor #S-7222.**

**OFFICE COPY
NOT RECORDABLE**

Terry J Finley, Registered Surveyor #S-7222

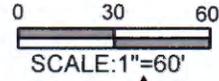
DESCRIPTION
APPROVED
By: [Signature] 11/18/2016

51-31-02-53-001 B

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF PERRY AND BEING PART OF QUARTER TOWNSHIP 3, T-1, R-6 AND BEING PART OF THOSE LANDS INTENDED TO BE DESCRIBED IN DEED VOLUME 2117, PAGE 239.

TRACT ONE AND TRACT TWO BEING ALL OF AUDITOR'S PARCEL NO. 51-31-02-53-001.

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



E.E. JR. & P.A. OPDYKE 521/12

LORENA H. NELSON DV 2117, PG. 239.

NOTE: TRACT TWO IS NOT TO BE USED AS A SEPARATE BUILDING SITE OR TRANSFERRED AS AN INDEPENDENT PARCEL IN THE FUTURE WITHOUT PLANNING COMMISSION APPROVAL IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS. PARCEL TO BE COMBINED TO AUDITOR'S PARCEL NUMBER 51-31-02-54-000

J. & J. NOLAN 2229/436

LINE	BEARING	DISTANCE
L3	S 86°18'01" W	45.15'
L4	N 04°20'50" W	25.75'
L5	N 86°13'58" E	43.00'
L6	S 81°01'07" E	23.95'
L21	N 17°04'25" W	23.24'

N.J. & J.S. HARLAN 1956/694

TRACT 1
58,280 Sq. Feet
1.338 Acres
Perimeter = 1135.21'

DESCRIPTION APPROVED By: *[Signature]*



LEGEND: IRON PIN FOUND ○
IRON PIN SET ●
POINT ▲

OFFICE COPY NOT RECORDABLE

TERRY J. FINLEY P.S.

THIS PLAT AND ACCOMPANYING DESCRIPTION WERE PREPARED ON OCTOBER 6TH, 2010 BY TERRY J. FINLEY, OHIO REGISTERED SURVEYOR #S-7222, BASED ON AN ACTUAL SURVEY AND IS SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS, RECORDED OR IMPLIED.

TERRY J. FINLEY SURVEYING		
155 MOCKINGBIRD HILL		
ZANESVILLE, OHIO 43701		
DATE: 10/06/2010	SCALE: 1" = 60'	DRAWN BY: TJF