

62-10-01-17-001
3165 RIDGE RD

BINCKLEY LAND SURVEYING
6375 WINDSONG WAY NASHPORT, OHIO 43830 (740) 453-4850

AUDITORS PARCEL NUMBER # 62 - 10 - 01 - 17 - 001 (PART)

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 3 , TOWNSHIP 16 NORTH ,
RANGE 14 WEST , OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER , SPRINGFIELD
TOWNSHIP , MUSKINGUM COUNTY , OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS :

COMMENCING AT A STONE FOUND AT THE CENTER OF SECTION 3 , THENCE SOUTH 88
DEGREES 13 MINUTES 00 SECONDS WEST 509.11 FEET TO AN IRON PIN FOUND; THENCE
SOUTH 00 DEGREES 22 MINUTES 44 SECONDS EAST 410.73 FEET TO AN IRON PIN FOUND
, THENCE NORTH 83 DEGREES 29 MINUTES 12 SECONDS WEST 301.23 FEET TO AN IRON PIN
FOUND; THENCE SOUTH 00 DEGREES 22 MINUTES 44 SECONDS EAST 107.00 FEET TO AN
IRON PIN FOUND ; THENCE SOUTH 88 DEGREES 48 MINUTES 40 SECONDS WEST 797.67 FEET
TO AN IRON PIN FOUND ; THENCE SOUTH 12 DEGREES 55 MINUTES 47 SECONDS EAST
278.96 FEET TO AN IRON PIN FOUND ; THENCE SOUTH 57 DEGREES 33 MINUTES 47
SECONDS EAST 527.44 FEET TO AN IRON PIN FOUND ; THENCE SOUTH 28 DEGREES 38
MINUTES 13 SECONDS EAST 180.00 FEET TO AN IRON PIN FOUND , SAID POINT BEING THE
PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED ; THENCE
SOUTH 03 DEGREES 30 MINUTES 44 SECONDS WEST 57.79 FEET TO AN IRON PIN SET ;
THENCE SOUTH 05 DEGREES 50 MINUTES 38 SECONDS WEST 330.21 FEET TO A POINT IN
THE CENTERLINE OF RIDGE RD C.R. #34 , PASSING AN IRON PIN SET AT 310.49 FEET ;
THENCE NORTH 73 DEGREES 26 MINUTES 15 SECONDS WEST 30.58 FEET TO A POINT IN
SAID CENTERLINE ; THENCE NORTH 71 DEGREES 28 MINUTES 40 SECONDS WEST 147.89
FEET TO A POINT IN SAID CENTERLINE ; THENCE LEAVING SAID CENTERLINE NORTH 10
DEGREES 46 MINUTES 12 SECONDS EAST 263.11 FEET TO AN IRON PIN FOUND , PASSING
AN IRON PIN FOUND AT 14.50 FEET ; THENCE SOUTH 77 DEGREES 49 MINUTES 10 SECONDS
WEST 40.94 FEET TO AN IRON PIN POUND ; THENCE NORTH 12 DEGREES 55 MINUTES 45
SECONDS WEST 196.34 FEET TO AN IRON PIN FOUND ; THENCE SOUTH 65 DEGREES 22
MINUTES 10 SECONDS EAST 265.65 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1.705 MORE OR LESS ACRES . SUBJECT TO ALL APPLICABLE EASEMENTS OR
RIOUT OF WAYS EITHER WRITTEN OR IMPLIED AND A 40.00 FOOT RIGHT OF WAY FOR
RIDGE ROAD , COUNTY ROAD # 34 .

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS
(BINCKLEY S - 7879).

BEARINGS ARE BASED ON A PREVIOUS SURVEY BY W. J. BIEDENBACH AND ASSOC. OF
SAID PARCEL .

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DESCRIPTION AND
PLAT TO BE CORRECT AS PREPARED BY ME , 20 TH DAY OF SEPTEMBER 1998 .

Donald E. Binckley II
DONALD E. BINCKLEY II
REGISTERED SURVEYOR 7879

OFFICE COPY
NOT RECORDABLE
9-20-1998

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY *K. Bueck*
9-22-98



BINCLEY LAND SURVEYING

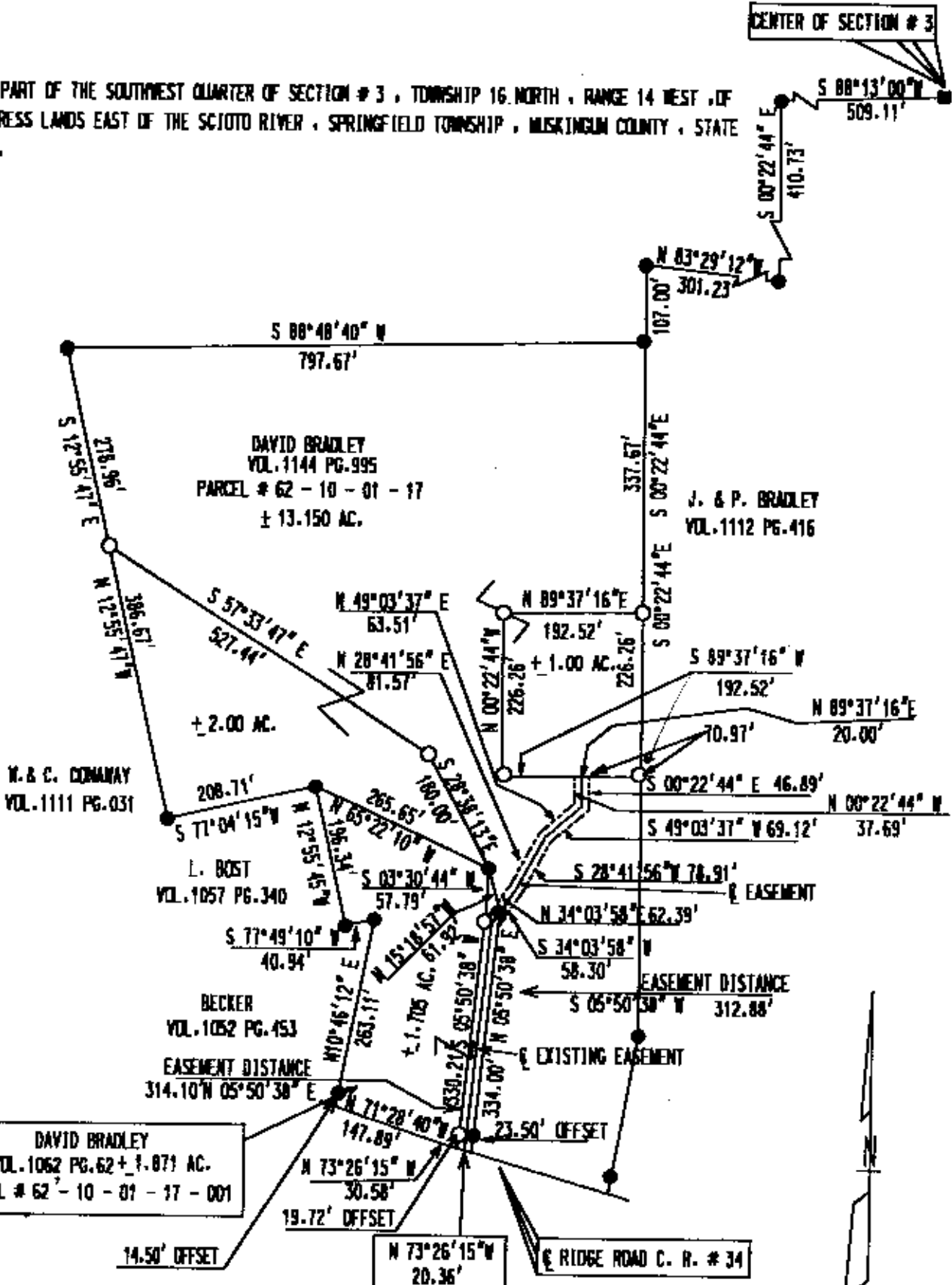
6375 WINDSOR WAY WASHPORT, OHIO 43080

PHONE: (740) 455-3736

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION # 3, TOWNSHIP 16 NORTH, RANGE 14 WEST, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, SPRINGFIELD TOWNSHIP, MUSKINGUM COUNTY, STATE OF OHIO.

CENTER OF SECTION # 3

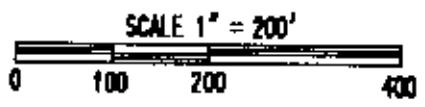
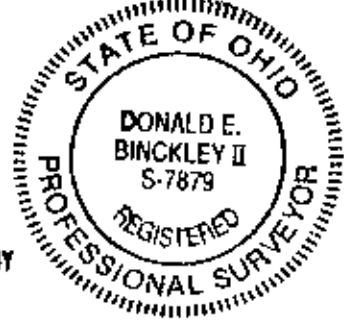
REFERENCES: DEEDS OF RECORD, MUSKINGUM COUNTY TAX MAPS, PREVIOUS SURVEYS BY W. J. BIEDERBACH & ASSOC. B-1979 AND CANNON LAND SURVEYING 2 - 1998
THIS PLAT IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH



BEARINGS ARE BASED ON A PREVIOUS SURVEY OF THE NORMAN BOST PROPERTY BY W. J. BIEDERBACH AND ASSOC., DATED AUGUST, 1979 AND ARE FOR ANGULAR CALCULATION ONLY.

DAVID BRADLEY
VOL. 1062 PG. 62 + 1.871 AC.
PARCEL # 62 - 10 - 01 - 17 - 001

DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER BY K. Buckley 9-22-98



LEGEND	
○	IRON PIN SET
●	IRON PIN FOUND
■	STONE FOUND

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE ABOVE PLAT TO BE CORRECT AS PREPARED BY ME THIS 20 TH DAY OF SEPTEMBER, 1998, FROM AN ACTUAL FIELD SURVEY COMPLETED BY BINCLEY LAND SURVEYING

OFFICE COPY NOT RECORDABLE
DONALD E. BINCLEY II 9-20-1998