

Situated in the State of Ohio, County of Muskingum, Township of Washington:

Being part of Lots 7, 8, 9, and 10 of Mrs Bingham's Subdivision recorded in Plat Book 1, Page 239 (Re-Plat Book 1, Page 228) and part of Lot 8 of the Muskingum Mining Company Subdivision recorded in Plat Book 1, Page 27 (Re-Plat Book 1, Page 104), further **being part of the** Mary Ann Prouty property recorded in **Official Record Volume 2287, Page 612**, further **being all of** Muskingum County **Auditor's Parcel Numbers 70-40-01-20-000 and 70-40-01-22-000**, also **being part of** Muskingum County **Auditor's Parcel Numbers 70-40-01-19-000, 70-40-01-21-000, 70-40-01-23-000, 70-40-01-24-000, and 70-40-01-25-000**, and more particularly described as follows;

Beginning at an iron pin (found) at the common Western corner for Lots 1 and 10 of Mrs Bingham's Subdivision;

- #1- **THENCE South 87 degrees 01 minutes 23 seconds East 483.68 feet** along the common line for Lots 1, 2, 3, 4, 7, 8, 9, and 10 of said Mrs Bingham's Subdivision, also being the centerline of a 16 foot wide road as shown on said plat to an iron pipe (found) at the common corner for Lots 4, 5, 6, and 7 of said Subdivision, passing iron pipes (found) at 241.84 feet and 354.88 feet;
- #2- **THENCE South 02 degrees 39 minutes 37 seconds West 219.60 feet** along the common line for Lots 6 and 7 to an iron pin (set);
- #3- **THENCE North 87 degrees 54 minutes 55 seconds West 465.44 feet** into said Prouty property and crossing Lots 7, 8, 9 and into Lot 10 to an iron pin (set);
- #4- **THENCE North 11 degrees 42 minutes 58 seconds East 51.83 feet** continuing through said Prouty property and Lot 10 to an iron pin (set);
- #5- **THENCE North 87 degrees 54 minutes 55 seconds West 68.00 feet** continuing through said property and crossing into the Lower Portion of Lot 8 of the Muskingum Mining Company Subdivision to an iron pin (found) at a common corner for said Prouty property and for the Randy L Mayle and Sandra L Mayle property recorded in Deed Book Volume 1160, Page 620;
- #6- **THENCE North 66 degrees 03 minutes 06 seconds West 194.43 feet** continuing through said Lower Portion of Lot 8 and along said properties to an unmarked point on the common line for the Lower and Upper Portions of Lot 8 and common corner for properties located in the Upper Portion of Lot 8 being the Charles H McMahan property recorded in Official Record Volume 2320, Page 685 and the Misty D Siellet property recorded in Deed Book Volume 1147, Page 317, from which an axle (found) for reference bears North 01 degrees 26 minutes 54 seconds East 0.45 feet;
- #7- **THENCE South 86 degrees 43 minutes 26 seconds East 222.80 feet** along said Upper and Lower Portions of Lot 8 to an iron pipe (found) on the West line of said Lot 10 of Mrs. Bingham's Subdivision;
- #8- **THENCE North 02 degrees 38 minutes 37 seconds East 108.25 feet** along the common line for Lot 10 of Mrs Bingham's Subdivision and the Upper Portion of Lot 8 of the Muskingum Mining Company Subdivision to the place of beginning, containing 0.21 acres (Part of Parcel 70-40-01-19-000), 0.47 acres (All of Parcel 70-40-01-20-000), 0.13 acres (Part of Parcel 70-40-01-21-000), 0.47 acres (All of Parcel 70-40-01-22-000), 0.15 acres (Part of Parcel 70-40-01-23-000), 0.62 acres (Part of Parcel 70-40-01-24-000), and 0.61 acres (Part of Parcel 70-40-01-25-000), for a total of **2.66 Acres**.

#### SAVING AND EXCEPTING AN EASEMENT

Saving and excepting an easement for On Lot Sewer System easement 51 feet wide and 129 feet in length, located along the Southern line of the above described 2.66 acres parcel as shown on the survey plat.

The bearings within this description are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations. Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness P.L.S.6885).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on August 4, 2017 in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe any apparent easements nor easements of record, unless otherwise indicated.



OFFICE COPY

NOT RECORDED

Charles R. Harkness PLS #6885

DESCRIPTION  
APPROVED  
By: *[Signature]*

APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

Date

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