



70-74-04-01-006  
3340 BOGGS RA

# Terry J. Finley Surveying & Mapping

Ohio Registered Surveyor #S-7222

## LEGAL DESCRIPTION FOR GREG WELKER

### TRACT 1

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF WASHINGTON, AND BEING PART OF QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 7 OF THE UNITED STATES MILITARY LANDS, AND BEING PART OF THOSE LANDS DESCRIBED IN DEED VOLUME 1114, PAGE 623; FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A 6 INCH IRON POST SET IN CONCRETE FOUND AT THE CENTER OF SAID QUARTER TOWNSHIP #4, THENCE, NORTH 00 DEGREES - 01 MINUTES - 44 SECONDS EAST, 2265.66 FEET TO A POINT; THENCE, SOUTH 87 DEGREES - 47 MINUTES - 52 SECONDS WEST, 197.94 FEET TO AN IRON PIN FOUND; THENCE, SOUTH 86 DEGREES - 45 MINUTES - 54 SECONDS WEST, 393.41 FEET TO AN IRON PIN SET, AND THE TRUE POINT OF BEGINNING FOR THE PARCEL HEREIN INTENDED TO BE DESCRIBED; THENCE, CONTINUING SOUTH 86 DEGREES - 45 MINUTES - 54 SECONDS WEST, 100.00 FEET TO AN IRON PIN SET; THENCE, NORTH 00 DEGREES - 01 MINUTES - 44 SECONDS EAST, 436.31 FEET TO AN IRON PIN FOUND IN THE CENTER OF BOGGS ROAD, PASSING AN IRON PIN FOUND AT 416.31 FEET; THENCE, NORTH 86 DEGREES - 45 MINUTES - 54 SECONDS EAST, 100.00 FEET TO A POINT IN THE CENTER OF SAID BOGGS ROAD; THENCE, SOUTH 00 DEGREES - 01 MINUTES - 44 SECONDS WEST, 436.31 FEET TO THE POINT OF BEGINNING, PASSING AN IRON PIN SET AT 25.00 FEET, AND CONTAINING 1.000 ACRES MORE OR LESS.

ALSO, INCLUDED WITH THE ABOVE-DESCRIBED ONE ACRE PARCEL IS THE FOLLOWING DESCRIBED INGRESS AND EGRESS EASEMENT: COMMENCING AT THE SOUTHEAST CORNER OF ABOVE-DESCRIBED PARCEL, THENCE, SOUTH 00 DEGREES - 01 MINUTES - 44 SECONDS WEST, 100.00 FEET TO A POINT; THENCE, NORTH 86 DEGREES - 45 MINUTES - 54 SECONDS EAST, 50.00 FEET TO A POINT; THENCE, NORTH 00 DEGREES - 01 MINUTES - 44 SECONDS EAST, 536.31 FEET TO A POINT IN THE CENTER OF BOGGS ROAD; THENCE, SOUTH 86 DEGREES - 45 MINUTES - 54 SECONDS WEST, 50.00 FEET TO A POINT IN SAID ROAD; THENCE, SOUTH 00 DEGREES - 01 MINUTES - 44 SECONDS WEST, 436.31 FEET TO THE TERMINUS OF THIS EASEMENT.

SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

BEARINGS DESCRIBED HEREIN ARE BASED UPON A SURVRY BY L. PETER DINAN, AS RECORDED IN DEED VOLUME 1114, PAGE 623.

IRON PINS SET ARE 5/8" REBAR WITH YELLOW IDENTIFICATION CAP (FINLEY S-7222).

BEING PART OF AUDITOR'S PARCEL #70-74-04-01-001.

THIS DESCRIPTION, WRITTEN ON FEBRUARY 19, 1996, IS BASED ON AN ACTUAL SURVEY OF THE PREMISES BY TERRY J. FINLEY REGISTERED SURVEYOR #S-7222.

**OFFICE COPY  
NOT RECORDABLE**

TERRY J. FINLEY  
REGISTERED SURVEYOR #S-7222

DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER

BY                       
2-20-96

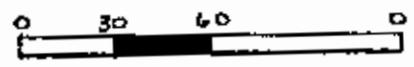
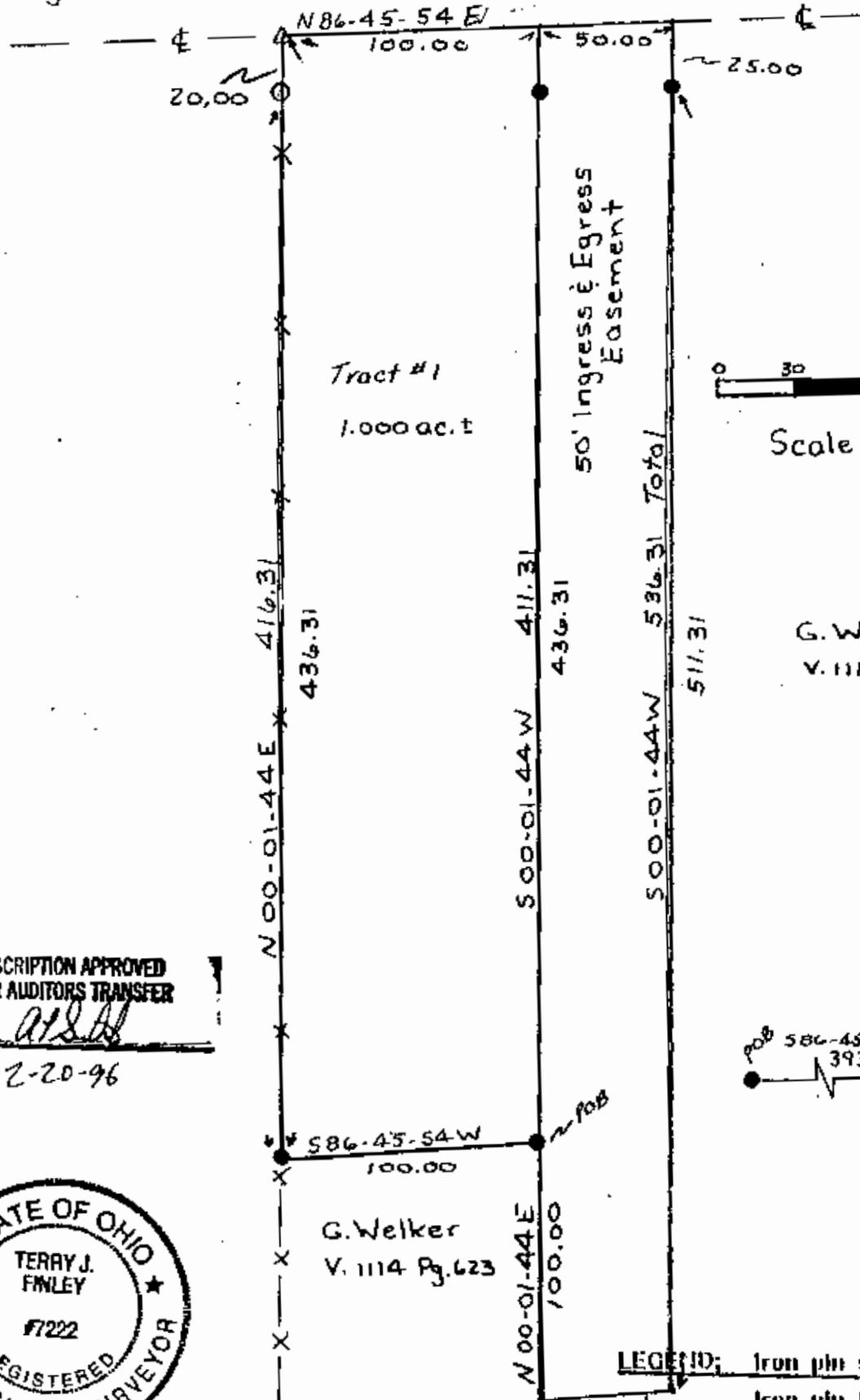
Greg Welker

STATE Ohio  
COUNTY Muskingum  
TOWNSHIP Washington  
SECTION Pt. of Qtr. Twp. 4 T. 1 R. 7

CITY  
SUBDIVISION  
PLAT BOOK PAGE  
DEED VOL. 1114 Pg. 623

Hearing shown herein are based upon  
a survey by Peter Diman  
Vol. 1114 Pg. 623

Boggs Road



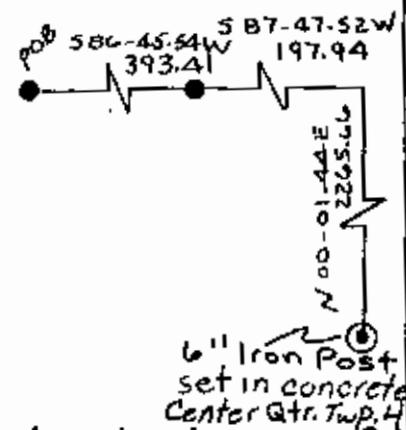
Scale 1" = 60'

Tract #1  
1.000 ac. ±

G. Welker  
V. 1114 Pg. 623

DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER

BY TJF  
2-20-96



LEGEND:

|                   |   |
|-------------------|---|
| Iron pin set      | ● |
| Iron pin found    | ○ |
| 11/11 Spike set   | ▲ |
| 11/11 Spike found | △ |
| Nail set          | ◆ |
| Nail found        | ◇ |

auditors 71-70-74-04-01-001

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This plat drawn on January 31, 1996 by  
Terry J. Finley, Ohio registered surveyor

Iron pins set / 5/8 rebar with cap



Terry J. Finley

**SURVEYING & MAPPING**  
155 MOCKINGBIRD HILL