

70-94-06-01-000

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

**LEGAL DESCRIPTION**  
**230 Mockingbird Hill, Zanesville, OH**

Situated in the State of Ohio, County of Muskingum, Township of Washington and being part of the Fourth Quarter, Township 1, Range 7, and being all those lands intended to be described in Parcels One and Two of Deed Volume 2524, page 290 of the Muskingum County Deed Records; being further bounded and described as follows:

**Beginning** at an iron pipe found at the northwest corner of Lot Number Twelve (12) of Mockingbird Hill, as recorded in Plat Book 14, pages 122 and 123, thence, north 00 degrees – 11 minutes – 42 seconds east, 279.20 feet, along the east lines of Lots Number Forty-one (41) and Eighteen (18) of Spring Hill Number 3, Plat Book 13, page 40 and Spring Hill Number 2, Plat Book 13, page 39 respectively – also the east line of those lands now or formerly owned by The Board of County Commissioners for water tower purposes, to an iron pipe found;

**Thence**, south 88 degrees – 47 minutes – 30 seconds east, 184.02 feet, along the south line of Mockingbird Hill Road, to an iron pipe found;

**Thence**, south 00 degrees – 13 minutes – 47 seconds west, 275.54 feet, along the west line of said Mockingbird Hill Road, to an iron pipe found at the northeast corner of aforesaid Lot 12, passing an iron pipe found at 149.14 feet;

**Thence**, along the north line of said Lot 12, north 89 degrees – 55 minutes – 59 seconds west, 183.83 feet to the ***point of beginning***, and ***containing 1.171 acres more or less***.

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

Bearings described herein are based on the south line of Mockingbird Hill Road as recorded in Plat Book 14, pages 122 and 123.

**Being all of Auditor's Parcel Number 70-94-06-01-000.**



This description, written on June 18, 2015, 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]

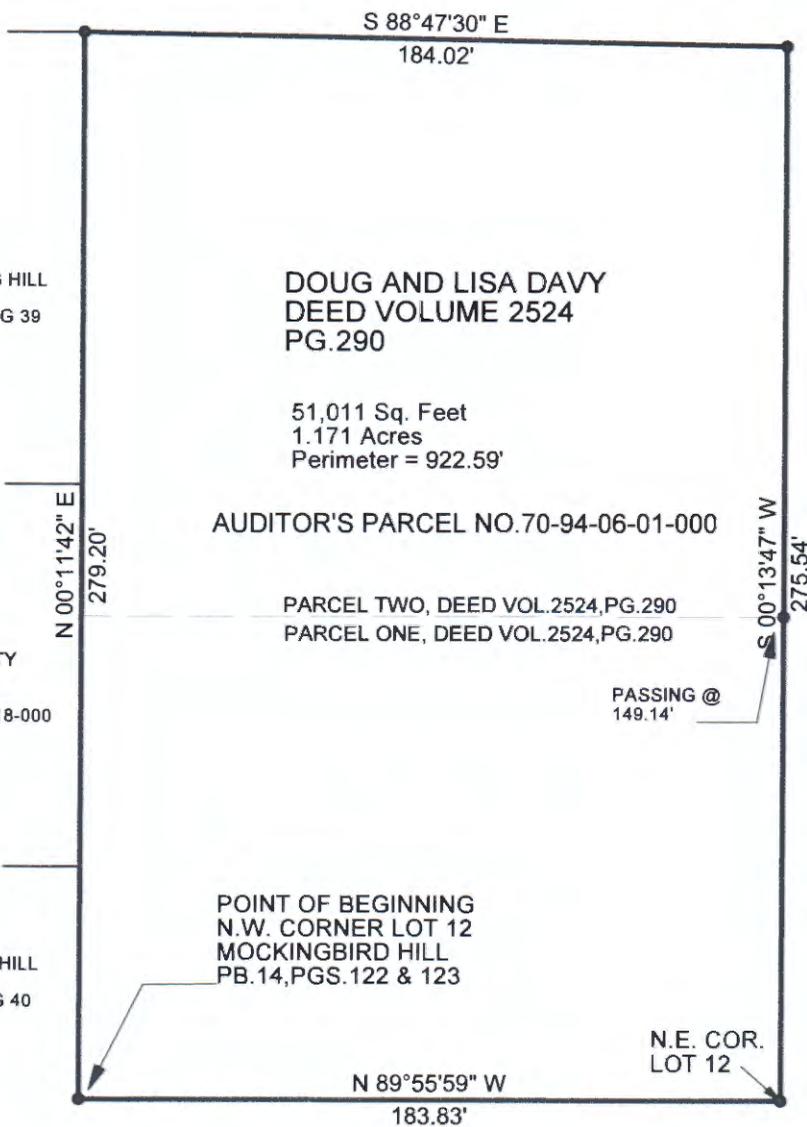
70-94-06-01-000A

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF WASHINGTON AND BEING PART OF THE FOURTH QUARTER OF TOWNSHIP 1, RANGE 7 AND BEING ALL THOSE LANDS INTENDED TO BE DESCRIBED IN PARCEL ONE AND TWO OF DEED VOLUME 2524, PAGE 290 OF THE MUSKINGUM COUNTY DEED RECORDS.

THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF MOCKINGBIRD HILL ROAD AS RECORDED IN PLAT BOOK 14, PAGES 122 & 123.



MOCKINGBIRD HILL ROAD 50'



LOT 18  
SPRING HILL  
NO.2  
PB 13, PG 39

BOARD OF COUNTY  
COMMISSIONERS  
WATER TOWER  
PAR. NO.70-90-03-18-000

LOT 41  
SPRING HILL  
NO.3  
PB 13, PG 40

LOT 12  
MOCKINGBIRD HILL  
PB 14, PGS 122 & 123

LEGEND: IRON PIPE FOUND ●

THIS PLAT AND ACCOMPANYING DESCRIPTION WERE PREPARED ON JUNE 18TH, 2015 BY TERRY J. FINLEY, OHIO REGISTERED SURVEYOR #S-7222, BASED ON AN ACTUAL SURVEY AND ARE SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS, RECORDED OR IMPLIED.

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NOT RECORDABLE**  
TERRY J. FINLEY P.S.  
APPROVED  
By: *[Signature]* 6/18/2015



TERRY J. FINLEY SURVEYING		
155 MOCKINGBIRD HILL		
ZANESVILLE, OHIO 43701		
DATE: 6/18/2015	SCALE: 1" = 50'	DRAWN BY: TJF