

DESCRIPTION OF A 1.687 ACRE TRACT

Situate in the State of Ohio, County of Muskingum, Township of Blue Rock, and being part of Fractional Section # 17, Township 12 North, Range 12 West in the Congress Lands East of the Scioto River and being part of Parcel # 06-40-04-01, which was last conveyed to Mark D. Lincicome and Tom L. Homman in Volume # 1120, Page 017 of Muskingum County records and being more particularly described as follows ;

Beginning for reference at the Northeast corner of Fractional Section # 17 , Township 12 North, Range 12 West, thence along the east line of Fractional Section # 17, South 07 degrees 32 minutes 36 seconds West 686.34 feet to an axle found ; thence North 82 degrees 19 minutes 18 seconds West 569.40 feet to an iron found and the True Place of Beginning ; thence along James J. and Christine A. Richardson property (Vol. 1581, Pg. 779) , North 82 degrees 19 minutes 18 seconds West 197.56 feet to a point in the existing centerline of State Route # 60, passing an iron pin set at 137.36 feet; thence along a new line crossing Lincicome and Homman property (Vol. 1120, Pg. 017) along the centerline of State Route # 60, North 12 degrees 27 minutes 07 seconds East 70.01 feet to a point in the existing centerline of State Route # 60 ; thence along a new line and the arc of a curve to the left 353.59 feet to a point, said curve having a radius of 1498.05 feet and a chord which bears North 05 degrees 58 minutes 34 seconds East 352.77 feet ; thence along a new line South 79 degrees 31 minutes 49 seconds East 172.75 feet to an iron pin set, passing an iron pin set at 49.21 feet ; thence along a new line South 03 degrees 34 minutes 43 seconds West 415.03 feet to an iron pin found at the True Place of Beginning .

Containing 1.687 acres , more or less, subject to all easements , restrictions , or right of ways , either written or implied. All iron pins set are # 5 rebar 30 inches long with a yellow I.D. cap labeled "BINCKLEY S - 7879" .

Bearings on this description are based on a previous survey by Roger W. Claus of James J. and Christine Richardson property (Vol. 1581, Pg. 779) and are assumed on the east line of Fractional Section # 17 as being South 07 degrees 32 minutes 36 seconds West and are for angular calculation only.

This description is based on an actual survey completed by Binckley and Surveying in February, 2004.

Donald E. Binckley, Jr. P.S. 7879 Date

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY ASB
3-15-2004

06-40-04-01-001
ADDRESS N/A

BINCKLEY LAND SURVEYING

6375 WINDSONG WAY NASHPORT OHIO 43830

PHONE (740) 455-3736

SITUATE IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF BLUE ROCK, AND BEING A PART OF FRACTIONAL SECTION # 17, TOWNSHIP 12 NORTH, RANGE 12 WEST IN THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, AND BEING PART OF PARCEL # 06-40-04-01, WHICH WAS LAST CONVEYED TO MARK D. LINCICOME & TOM L. HOMMAN IN DEED VOLUME 1120, PAGE 17 OF MUSKINGUM COUNTY RECORDS.

Lot Split
Approved

By

[Signature]

CURVE DATA				
Id	Radius	Arc Length	Chord	Ch Bear
C1	1498.05'	353.59'	352.77'	N 5°58'34" E

LINE DATA		
Id	Bearing	Distance
L1	N 12°27'07" E	70.01'
L2	S 82°19'18" E	25.00'

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY

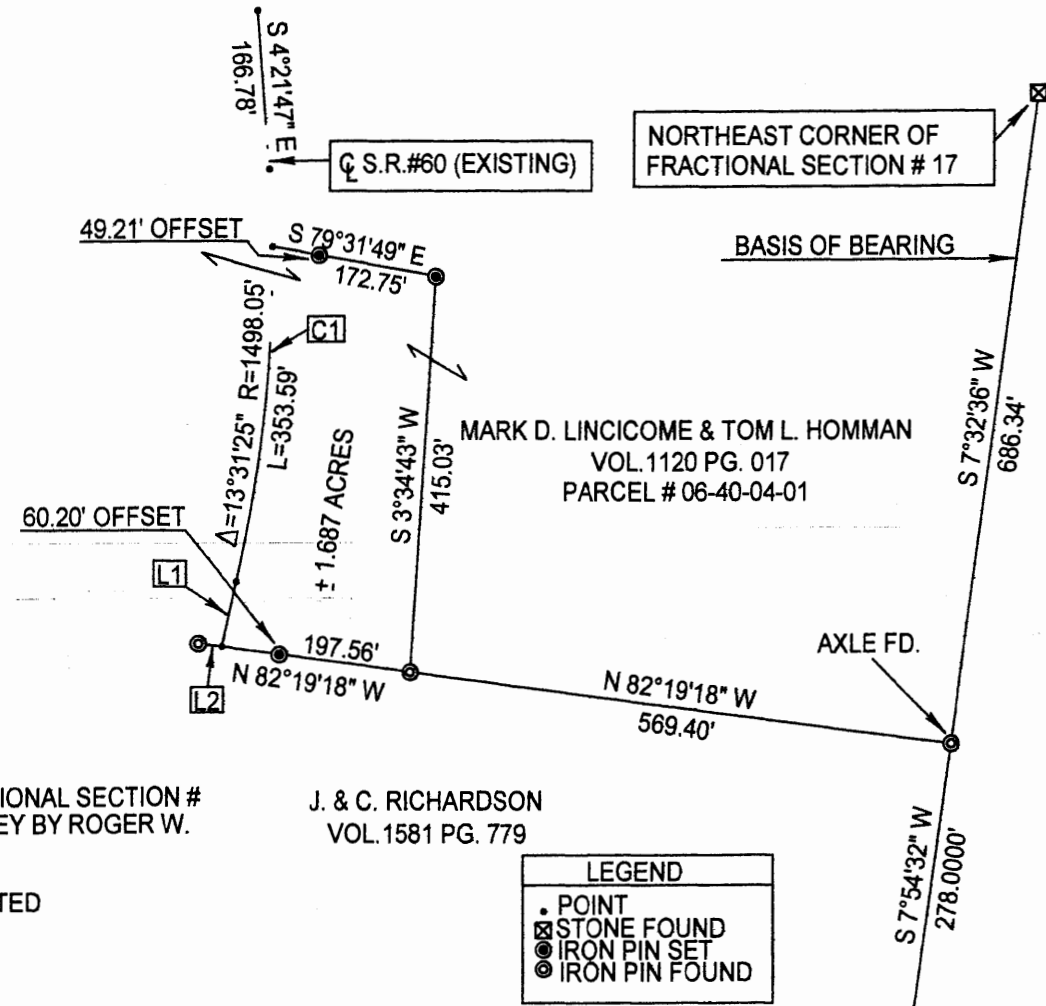
[Signature]
3-15-2007

BASIS OF BEARING : BEARINGS ON THIS PLAT ARE ASSUMED ON THE EAST LINE OF FRACTIONAL SECTION # 17, AS BEING SOUTH 07 DEGREES 32 MINUTES 36 SECONDS WEST FROM A PREVIOUS SURVEY BY ROGER W. CLAUS DATED JANUARY 23, 1990, AND ARE FOR ANGULAR CALCULATION ONLY.

REFERENCES : TAX MAPS, DEEDS OF RECORD, PREVIOUS SURVEY BY ROGER W. CLAUS DATED JANUARY 23, 1990.

I HEREBY CERTIFY THIS PLAT TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND REPRESENTS AN ACTUAL SURVEY COMPLETED IN FEBRUARY, 2004.

DONALD E. BINCKLEY II DATE



J. & C. RICHARDSON
VOL. 1581 PG. 779

LEGEND	
•	POINT
⊗	STONE FOUND
⊙	IRON PIN SET
⊗	IRON PIN FOUND

