

25-85-11-02-003
1110 MORGAN RD

DESCRIPTION OF A 4.001 ACRE TRACT

Situate in the State of Ohio, County of Muskingum, Township of Hopewell, and being a part of the Northeast Quarter of Section # 11 , Township 18 North, Range 15 West, of the Congress Lands East of the Scioto River , and part of Parcel # 25 - 85 - 11 - 02 - 001 and part of Parcel # 25 - 85 - 11 - 02, which was last conveyed to Frances H. Davis in Deed Volume # 1072, Page # 280 of Muskingum County Records, and being more particularly bounded and described as follows:

Beginning for reference at a stone found at the Southeast Corner of the Northeast Quarter of Section # 11, Township 18 North, Range 15 West, thence North 82 degrees 03 minutes 18 seconds West 175.50 feet to a point , passing an axle found at 94.84 feet ; thence North 07 degrees 30 minutes 00 seconds East 143.59 feet to an iron pin found at a fence corner, said iron pin being the eastern most point on the line established by a boundary agreement dated August 20, 1998 signed by Tom and Alice Saunders and Thomas and Frances (Davis) McGuirk ; thence along said boundary as per boundary line agreement North 76 degrees 34 minutes 38 seconds West 915.04 feet to an iron pin set at the True Place of Beginning : thence along said boundary as per boundary line agreement North 76 degrees 34 minutes 38 seconds West 532.20 feet to a point in the centerline of Morgan Road (Co. Rd. # 123) , passing an iron pin found at 514.39 feet ; thence along said centerline of Morgan Road, North 25 degrees 44 minutes 51 seconds East 379.10 feet to a point ; thence continuing along said centerline North 28 degrees 01 minutes 35 seconds East 23.88 feet to a point in the centerline of Morgan Road ; thence along a new line South 61 degrees 50 minutes 05 seconds East 519.45 feet to an iron pin set , passing an iron pin found at 14.34 feet ; thence along a new line South 25 degrees 44 minutes 51 seconds West 267.45 feet to an iron pin set at the True Place of Beginning .

Containing 4.001 Acres , more or less , (2.994 acres more or less part of parcel # 25 - 85 - 11 - 02 - 001) and (1.007 acres more or less part of parcel # 25 - 85 - 11 - 02), subject to all easements , restrictions , or right of ways , either written or implied . All iron pins set are 30 inch long by 5/8 inch diameter rebar with a yellow cap labeled "Binckley" S - 7879 .

Note : This survey takes into account a Boundary Line Agreement dated August 20, 1998, which was signed by Tom and Alice Saunders and Thomas and Frances (Davis) McGuirk, said Boundary Line Agreement was witnessed by Donald E. Binckley II.

Bearings contained herein are assumed on the South Line of the Frances H. Davis property as per boundary line agreement dated August 20 , 1998, which was signed by Tom and Alice Saunders and Thomas and Frances (Davis) McGuirk , said boundary agreement was witnessed by Donald E. Binckley II , as being North 76 degrees 34 minutes 38 seconds West and are for angular calculations only.

Binckley Land Surveying



OFFICE COPY
NOT RECORDABLE
2-20-2001

RECEIVED
2-20-2001

BINCKLEY LAND SURVEYING

6375 WINDSONG WAY, NASHPORT OHIO 43830
PHONE (740) 455 - 3736
FAX (740) 455 - 9149

SITUATE IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF HOPEWELL, AND BEING PART OF THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 18 NORTH, RANGE 15 WEST AND BEING A PART OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER AND BEING A PART OF PARCEL # 25 - 85 - 11 - 02
AND PART OF PARCEL # 25 - 85 - 11 - 02 - 001 WHICH WAS LAST CONVEYED TO FRANCES H. DAVIS IN DEED VOL. 1072, PG. 280 OF MUSKINGUM
COUNTY RECORDS.

W KREAGER ETAL.
VOL. 693 PG. # 132

E MORGAN ROAD (CO. RD. # 123)

N 28°01'35" E
23.88'

14.34' OFFSET

S 61°50'05" E
519.45'

FRANCES H. DAVIS

VOL. 1072 PG. # 280

PART OF PARCEL # 25 - 85 - 11 - 02 - 001

± 2.994 AC.

± 4.001 AC. TOTAL

BASIS OF BEARING

532.20'

N 76°34'38" W

17.81' OFFSET

PART OF PARCEL # 25 - 85 - 11 - 02 - 000
± 1.007 AC.

S 25°44'51" W
267.45'

915.04'
N 76°34'38" W

N 07°30'00" E
143.59'

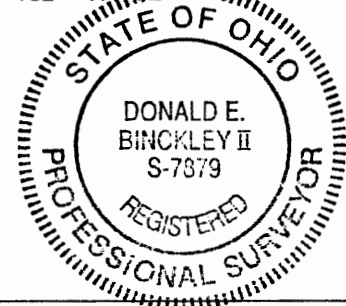
N 82°03'18" W
175.50'

SOUTHEAST CORNER OF THE
NORTHEAST QUARTER OF
SECTION # 11

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY *[Signature]*
2-20-2001

TOM SAUNDERS

VOL. 417 PG. # 111



BOUNDARY LINE AS PER AGREEMENT DATED
AUGUST 20, 1998 AND SIGNED BY TOM AND ALICE
SAUNDERS & FRANCES (DAVIS) MCGUIRK AND
WITNESSED BY DONALD E. BINCKLEY II P.S. # 7879

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL
SURVEY COMPLETED ON FEBRUARY 15TH, 2001
AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

OFFICE COPY
NOT RECORDABLE

2-20-2001

DONALD E. BINCKLEY II P. S. 7879

DATE

BASIS OF BEARING : BEARINGS ON THIS PLAT ARE ASSUMED ON THE LINE ESTABLISHED
BY A BOUNDARY LINE AGREEMENT WHICH WAS ESTABLISHED BY PREVIOUS SURVEY BY
BINCKLEY LAND SURVEYING AS BEING N 76°34'38" W AND ARE FOR ANGULAR CALCULATION ONLY.

SCALE 1" = 100'
0 50 100 200

REFERENCES : TAX MAPS, DEEDS OF RECORD, U.S.G.S. QUADRANGLE MAP, PREVIOUS
SURVEYS BY STEPHEN BOWMAN DATED 10 - 6 - 1992, J.EPPLEY DATED 12 - 12 - 1997
AND BINCKLEY LAND SURVEYING DATED 10 - 28 - 1998.

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- STONE FOUND
- ▲ R.R.SPIKE SET