

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

LEGAL DESCRIPTION

Situated in the State of Ohio, County of Muskingum, Township of Monroe, and being part of Military Lots #36 and #29 in the Third Quarter of Township 3 North, Range 5 West, and being part of those lands intended to be described in Deed Volume 1854, page 376; being further bounded and described as follows:

Commencing at the northeast corner of said Lot 36, thence, south 89 degrees – 00 minutes – 00 seconds east, 423.74 feet to a point in the center of State Route 93; thence, along said road, the following two (2) courses and distances:

1. south 22 degrees – 24 minutes – 05 seconds west, 181.67 feet to a point;
2. south 18 degrees – 23 minutes – 43 seconds west, 268.56 feet to the **true point of beginning** for the parcel herein intended to be described;

Thence, continuing along said State Route 93, the following three (3) courses and distances:

1. south 21 degrees – 02 minutes – 55 seconds west, 137.21 feet to a point;
2. south 27 degrees – 38 minutes – 34 seconds west, 118.69 feet to a point;
3. south 30 degrees – 26 minutes – 26 seconds west, 74.30 feet to a point;

Thence, leaving said road, south 74 degrees – 56 minutes – 40 seconds west, 472.31 feet, along the north line of those lands now or formerly owned by Robert W. and Sandra K. Knight (1756/1), to a point in the center of a sixty (60) foot wide ingress/egress easement to Bell Road, as recorded in Deed Volume 1854, page 376, passing iron pins found at 20.00 feet and 442.31 feet;

Thence, continuing south 74 degrees – 56 minutes – 40 seconds west, 344.12 feet to a point in the center of Bell Road, passing iron pins found at 30.00 feet and 324.12 feet;

Thence, along said Bell Road, the following two (2) courses and distances:

1. north 32 degrees – 54 minutes – 58 seconds west, 72.20 feet to a point;
2. north 34 degrees – 23 minutes – 47 seconds west, 195.41 feet to a point;

Thence, leaving said road, north 79 degrees – 19 minutes – 16 seconds east, 424.22 feet, along the south line of those lands now or formerly owned by James W. & Janice I. Triplett (1520/305) to a point in the centerline of aforesaid sixty (60) foot wide ingress/egress easement, passing iron pins found at 20.00 feet and 394.22 feet;

Thence, along the centerline of said easement and the east line of said Triplett lands, the next two (2) courses and distances:

1. north 05 degrees – 23 minutes – 01 seconds east, 128.77 feet to a point;
2. north 11 degrees – 42 minutes – 00 seconds west, 8.28 feet to an iron pin found;

Thence, leaving said easement and along the south line of those lands now or formerly owned by Daniel J. Mitchell, Jr. (2044/128), the following three (3) courses and distances:

1. north 73 degrees – 07 minutes – 52 seconds east, 190.21 feet to an iron pin found;
2. north 86 degrees – 46 minutes – 20 seconds east, 279.34 feet to an iron pin found;
3. north 89 degrees – 30 minutes – 41 seconds east, 191.83 feet to the point of beginning, and containing 6.529 acres more or less.

Iron pins set are 5/8" rebar with yellow identification cap (Finley S-7222).

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

Bearings described herein are based on the north line of Lot 29 as south 89 degrees – 00 minutes – 00 seconds east.

Being <u>a.1.1</u> of Auditor's Parcel #42-40-03-16-001	1.528 acres
<u>all</u> of Auditor's Parcel #42-40-03-16-000	1.188 acres
<u>all</u> of Auditor's Parcel #42-40-03-17-001	3.813 acres.

This description, written on September 22, 2006, is based on an actual survey by **Terry J. Finley, Ohio Registered Surveyor #S-7222.**



Terry J. Finley, Registered Surveyor #S-7222

APPROVED FOR CLOSURE

AJF 9/28/2006

EXEMPT FROM
PLANNING COMMISSION

AJF 9/28/2006

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NOT RECORDABLE**

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF MONROE AND BEING PART OF MILITARY LOTS # 38 AND 29 IN THE THIRD QUARTER OF TOWNSHIP 3 NORTH, RANGE 5 WEST AND BEING PART OF THOSE LANDS INTENDED TO BE DESCRIBED IN DEED VOL. 1854, PG. 378.

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LOT 29 AS S-89-00-00-E.

IRON PINS SET ARE 5/8" REBAR WITH YELLOW I.D. CAP.

ACREAGE BREAKDOWN:
PARCEL NO. 42-40-03-16-001 1.528 AC.
ALL
PARCEL NO. 42-40-03-16-000 1.188 AC.
ALL
PARCEL NO. 42-40-03-17-001 3.813 AC.
ALL

60' INGRESS/EGRESS EASEMENT
TO BELLROAD SEE DEED RECORD 1984, PG. 378

TRIPLETT JAMES W. SR.
AND JANICE I.
D.V. 1520 PG. 305

N-11-42-00-W
5.28'

PASSING @ 394.22'

N 79°19'16" E
424.22'

PASSING @ 20.00'

N 34°23'41" W
195.41'

BELL ROAD

N-32-54-58-W
72.20'

PASSING @ 324.12'

S 74°58'40" W
344.12'

PASSING @ 30'

60' INGRESS/EGRESS EASEMENT
TO BELLROAD SEE DEED RECORD 1984, PG. 378

DANIEL J. MITCHELL JR.
D.V. 2044, PG. 128

HOUSE

GARAGE

264,407 Sq. Feet
6.529 Acres
Perimeter = 2836.90'

ROBERT W. AND BANDRA K.
KNIGHT D.V. 1756, PG. 1

PASSING @ 442.31'

S-74-58-40-W
472.31'

LOT 36
LOT 29

NORTHEAST CORNER
LOT 36 S-89-00-00-E
423.74'

S-22-24-05-W
181.67'

OLD DIVISION LINE
BETWEEN TRACT 18 AND
TRACT 16 OF ORIGINAL
SURVEY.

S 18°23'43" W
268.50'

N 89°30'41" E
191.83'

S 21°02'54" W
157.21'

S-27-28-34-W
118.88'

S-30-28-28-W
74.30'

PASSING @ 20.00'

EXEMPT FROM
PLANNING COMMISSION

TJF 9/28/2006

0 75 150
SCALE: 1"=150'

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LEGEND:

IRON PIN SET
IRON PIN FOUND
POINT

THIS PLAT AND ACCOMPANYING DESCRIPTION
WERE PREPARED ON SEPTEMBER 20TH, 2006 BY
TERRY J. FINLEY, OHIO REGISTERED
SURVEYOR #S-7222, BASED ON AN ACTUAL
SURVEY AND IS SUBJECT TO ALL LEGAL
HIGHWAYS AND EASEMENTS, RECORDED OR
IMPLIED.

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TERRY J. FINLEY SURVEYING AND MAPPING		
155 MOCKINGBIRD HILL		
ZANESVILLE, OHIO 43701		
DATE: 9/20/2006	SCALE: 1" = 150'	DRAWN BY: TJF