

44-08-02-25-001
7318 BEECHWOOD RD



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LEGAL DESCRIPTION FOR RICHARD WELLS

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF MUSKINGUM AND BEING A PART OF LOT #4 IN COPELANDS SUBDIVISION AS RECORDED IN PLAT RECORD A-O, PAGE 89, IN QTR. TWP.2, T-2, R-7 AND ALSO BEING PART OF A 27.27 ACRE PARCEL AS RECORDED IN DEED VOLUME 1066, PAGE 387 OF THE CO. RECORDS, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE, NORTH - 89 DEGREES - 43 MINUTES - 41 SECONDS - EAST, 3572.16 FEET TO AN IRON PIN FOUND AND THE TRUE PLACE OF BEGINNING FOR THE PARCEL HEREIN INTENDED TO BE DESCRIBED. THENCE, NORTH - 00 DEGREES - 06 MINUTES - 25 SECONDS - EAST, 636.27 FEET TO AN IRON PIN SET; THENCE, NORTH - 86 DEGREES - 41 MINUTES - 24 SECONDS - EAST, 85.11 FEET TO AN IRON PIN SET; THENCE, SOUTH - 56 DEGREES - 16 MINUTES - 30 SECONDS - EAST, 420.75 FEET TO AN IRON PIN SET; THENCE, SOUTH - 05 DEGREES - 30 MINUTES - 37 SECONDS - EAST, 407.21 FEET TO AN IRON PIN SET; THENCE, SOUTH - 89 DEGREES - 43 MINUTES - 41 SECONDS - WEST, 475.20 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5.639 ACRES MORE OR LESS.

ALSO, THE FOLLOWING DESCRIBED EASEMENT FOR PURPOSES OF INGRESS AND EGRESS: BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED 5.639 ACRES, THENCE, NORTH 00 DEGREES - 06 MINUTES - 25 SECONDS - EAST, 678.29 FEET TO A POINT; THENCE, SOUTH - 89 DEGREES - 53 MINUTES - 45 SECONDS - EAST, 20.00 FEET TO A POINT; THENCE, SOUTH - 00 DEGREES - 06 MINUTES - 25 SECONDS - WEST, 677.10 FEET TO A POINT; THENCE, SOUTH - 86 DEGREES - 41 MINUTES - 24 SECONDS - WEST, 20.0 FEET TO THE PLACE OF BEGINNING.

ALSO, SUBJECT TO AN EXISTING 20 FOOT ROADWAY EASEMENT AS RECORDED IN DEED VOLUME 1066, PAGE 387.

SUBJECT TO ALL OTHER LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

BEARINGS CONTAINED HEREIN ARE BASED ON THOSE DESCRIBED IN DEED VOLUME 1066, PAGE 387 OF THE MUSKINGUM COUNTY DEED RECORDS.

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

THIS DESCRIPTION IS BASED ON AN ACTUAL SURVEY OF THE PREMISES BY ME ON JULY 23, 1992.

PART OF AUDITOR'S PARCEL #44-08-02-25-001

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

T. J. Finley
7-28-92

OFFICE COPY
NOT RECORDED
TERRY J. FINLEY
OHIO REGISTERED SURVEYOR S-7222

Surveying • Mapping

SURVEY PLAT FOR DICK WELLS

STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF MUSKINGUM, AND BEING PT. OF LOT #4 IN COPELANDS SUBD. PG. A-0, PG. 89, QTR. TWP. 2, T-2, R-7 AND BEING PART OF A 27.27 AC. PARCEL AS DESCRIBED IN DEED VOL. 1066 PG. 387 OF THE COUNTY RECORDS

PART OF AUDITORS PARCEL # 44-08-02-25-001

the bearings shown hereon are based upon those described in deed vol. 1066 pg. 387

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. S. Hamble
7-28-92

Scale: 1 in. = 85 ft.



EXISTING 20'
EASEMENT
DU. 1066 PG. 387

20'
EASEMENT

N86-41-24E
85.11'

S56-16-30E
420.75'

N20-06-25E
836.27'

5.639 ACRES + -

S03-30-37E
407.21'

S89-43-41W
475.20'

N89-43-41E
3572.16'



Legend:

Iron pin found ●
Iron pin set ⊙

5/8" rebar with yellow cap

THIS PLAT DRAWN ON 23 JULY 1992 BY
TERRY J. FINLEY, OHIO REGISTERED SURVEYOR
S-7222 BASED ON AN ACTUAL SURVEY
OF THE PREMISES

**OFFICE COPY
NOT RECORDABLE**

TERRY J. FINLEY



Terry J. Finley, P.S.

Surveying & Mapping