

44-14-02-22-024
6463 WELCH RD

LOT # 1
DESCRIPTION OF A 1.251 ACRE TRACT

Situate in the State of Ohio, County of Muskingum, Township of Muskingum, and being part of Lot # 14, in the Third Quarter Township, Township 2 North, Range 8 West in the United States Military District and being part of the Rocky J. Brownfield property recorded in Volume # 1734, Page 409, and part of Parcel # 44-14-02-22-014, of Muskingum County records and being more particularly described as follows ;

Beginning for Reference at the Northeast corner of Lot # 14, in the Third Quarter Township, Township 2 North, Range 8 West, thence along the east line of Lot # 14, South 00 degrees 03 minutes 00 seconds East 921.31 feet to a point in Welsh Road (Twp. Rd. # 471) ; thence continuing along the east line of Lot # 14 and said road South 00 degrees 03 minutes 00 seconds East 30.00 feet to a point and the True Place of Beginning ; thence continuing along said line, Welsh Road, and Robert and Edith Sellers property (Vol. 1082, Pg. 126) , South 00 degrees 03 minutes 00 seconds East 141.55 feet to a point in Welsh Road ; thence along a new line crossing Rocky J. Brownfield property South 89 degrees 15 minutes 46 seconds West 385.00 feet to an iron pin set , passing an iron pin set at 30.00 feet ; thence along a new line crossing said Brownfield property North 00 degrees 03 minutes 00 seconds West 141.55 feet to an iron pin set ; thence North 89 degrees 15 minutes 46 seconds East 385.00 feet to a point in Welsh Road (Twp. Rd. # 471) at the True Place of Beginning , passing an iron pin set at 355.00 feet.

Containing 1.251 acres , more or less, subject to all easements , restrictions , or right of ways , either written or implied. All iron pins set and found are # 5 rebar 30 inches long with a yellow I.D. cap labeled "BINCKLEY S - 7879" .

Bearings on this description are assumed on the east line of Lot # 14, in the Third Quarter Township, Township 2 North, Range 8 West in the United States Military District as being South 00 degrees 03 minutes 00 seconds East as previously surveyed by J.G.Eppley and are for angular calculation only.

This description is based on a field survey completed by Binckley Land Surveying in April, 2003.

OFFICE COPY
NOT RECORDABLE
Donald L. Binckley II P.S. 7578 Date

OFFICE COPY
FOR ANNOTATION
BY *[Signature]*
4-25-2003

BINCKLEY LAND SURVEYING

6375 WINDSONG WAY NASHPORT, OHIO 43830
PHONE (740) 455-3738 FAX (740) 455-9149

SURVEY FOR ROCKY BROWNFIELD

SITUATE IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF MUSKINGUM, AND BEING PART OF LOT # 14, IN THE THIRD QUARTER TOWNSHIP, TOWNSHIP 2 NORTH, RANGE 8 WEST IN THE UNITED STATES MILITARY DISTRICT, ALSO BEING PART OF PARCEL # 44-14-02-22-014, WHICH WAS LAST CONVEYED TO ROCKY J. BROWNFIELD IN DEED VOLUME 1734, PAGE 409 OF MUSKINGUM COUNTY RECORDS.



BASIS OF BEARING: BEARINGS ON THIS PLAT ARE ASSUMED ON THE EAST LINE OF LOT # 14 AS SURVEY BY J.G. EPPLEY AS BEING S 00°03'00" E AND ARE ASSUMED FOR ANGULAR CALCULATION ONLY.

REFERENCES: TAX MAPS, DEEDS OF RECORD, PREVIOUS SURVEYS BY JOHN G. EPPLEY DATED 11-1-1995.

I HEREBY CERTIFY THIS PLAT TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND REPRESENTS AN ACTUAL SURVEY COMPLETED BY BINCKLEY LAND SURVEYING IN APRIL 2003.

**OFFICE COPY
NOT RECORDABLE**

DONALD E. BINCKLEY II P.S. # 7879 DATE

LINE DATA		
Id	Bearing	Distance
L1	S 0°03'00" E	30.00'

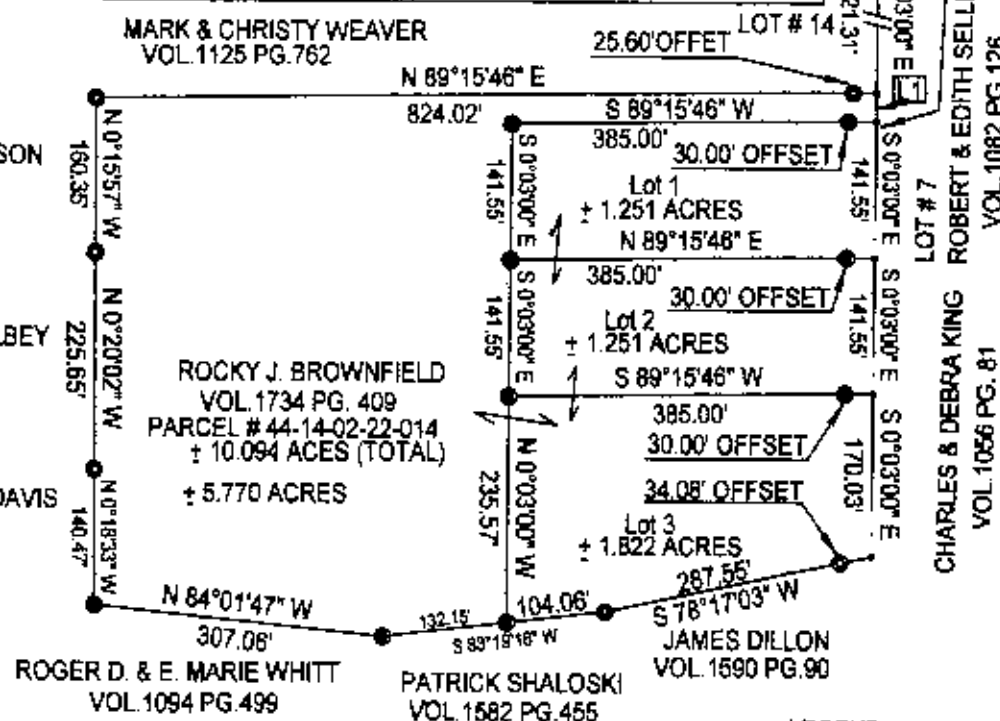
WELSH ROAD (TWP. RD. # 471)

NORTHEAST CORNER OF LOT # 14, IN THE THIRD QUARTER, TOWNSHIP, TOWNSHIP 2 NORTH, RANGE 8 WEST IN THE UNITED STATES MILITARY DISTRICT

CHARLES & FRITZI GIBSON
VOL. 1061 PG. 287

JOHN R. & PEGGY M. KELBEY
VOL. 1072 PG. 131

DOUGLAS R. & THERESA L. DAVIS
VOL. 1128 PG. 949



LEGEND

POINT
● IRON PIN SET
● IRON PIN FOUND

SCALE 1" = 200'

