

SNR
N/A

DESCRIPTION OF PART OF PARCEL # 47 - 34 - 23 - 19 - 001 WHICH WAS CONVEYED TO JOHN SMITH IN VOLUME 1096, PAGE 104 OF MUSKINGUM RECORDS.

Situate in the State of Ohio, County of Muskingum, Township of Newton, and being a part of the Southwest Quarter of Section # 23, Township 17 North, Range 15 West, in the Congress Lands East of the Scioto River and being part of parcel # 47 - 34 - 23 - 19 - 001 as conveyed to John Smith in Deed Volume 1096, Page 104, of the Muskingum County Deed Records, and being more particularly bounded and described as follows:

Beginning for reference at an iron pin found at the Southwest corner of the Southwest Quarter of Section # 23, Township 17 North, Range 15 West, in the Congress Lands East of the Scioto River, thence North 00 degrees 24 minutes 50 seconds East 1926.43 feet to an iron pin found; thence South 54 degrees 38 minutes 35 seconds East 809.07 feet to an iron pin set; thence South 10 degrees 25 minutes 56 seconds East 531.88 feet to an iron pin set; thence South 00 degrees 24 minutes 50 seconds West 526.18 feet to an iron pin set and the True Place of Beginning; thence along a new line North 90 degrees 00 minutes 00 seconds East 425.10 feet to an iron pin set in the line between said John Smith and R. Williams property (Vol. 1129 Pg. 63), passing a 25.00 foot Right of Way for future road development at 25.00 feet and a 20.00 foot ingress and egress easement at 405.01 feet; thence along said line of R. Williams property and the edge of said 20.00 foot easement, South 05 degrees 19 minutes 34 seconds East 117.63 feet to an iron pin found at the common corner of said (Smith Vol. 1096 Pg. 104), (Rhonda Williams Vol. 1129 Pg. 63) and said easement; thence along the line between said J. Smith, R. Williams and said easement, South 84 degrees 32 minutes 03 seconds West 45.51 feet to an iron pin set, passing a 20.00 foot easement at 25.32; thence South 02 degrees 20 minutes 45 seconds West 79.19 feet to an iron pin found; thence along said easement South 03 degrees 46 minutes 48 seconds East 71.47 feet to an iron pin found; thence leaving said 20.00 foot easement South 74 degrees 44 minutes 19 seconds West 443.05 feet to an iron pin found; thence South 15 degrees 15 minutes 42 seconds East 146.56 feet to a point in the centerline of State Route # 22 (Limited Access), passing an iron pin found at 103.63 feet; thence South 74 degrees 44 minutes 19 seconds West 113.58 feet to a point in said centerline, passing a 25.00 foot Right of Way for future road development at 88.56 feet; thence along said 25.00 foot Right of Way the following 5 courses, North 12 degrees 46 minutes 06 seconds West 102.72 feet to a point; thence North 08 degrees 28 minutes 29 seconds East 93.34 feet to a point; thence North 47 degrees 12 minutes 18 seconds East 90.72 feet to a point; thence North 36 degrees 25 minutes 51 seconds East 78.90 feet to an iron pin set; thence North 00 degrees 24 minutes 50 seconds East 242.20 feet to the True place of Beginning.

Containing 3.621 Acres, more or less, subject to all easements, restrictions, or right of ways, either written or implied and two utility easements a 10.00 feet wide strip on each side of new boundary lines as shown on plat. All iron pins set are 30 inch long by 5/8 inch diameter rebar with a yellow cap labeled "BINCKLEY S-7879".

Also subject to the following 25.00 foot Right of Way for future road development:

Beginning for reference at an iron pin found at the Southwest corner of the Southwest Quarter of Section # 23, Township 17 North, Range 15 West, in the Congress Lands East of the Scioto River, thence North 00 degrees 24 minutes 50 seconds East 1926.43 feet to an iron pin found; thence South 54 degrees 38 minutes 35 seconds East 809.07 feet to an iron pin set; thence South 10 degrees 25 minutes 56 seconds East 531.88 feet to an iron pin set; thence South 00 degrees 24 minutes 50 seconds West 526.18 feet to an iron pin set and the True Place of Beginning; thence North 90 degrees 00 minutes 00 seconds East 25.00 feet to a point; thence South 00 degrees 24 minutes 50 seconds West 250.50 feet to a point; thence South 36 degrees 25 minutes 51 seconds West 89.39 feet to a point; thence South 47 degrees 12 minutes 18 seconds West 84.29 feet to a point; thence South 08 degrees 28 minutes 29 seconds West 79.86 feet to a point; thence South 12 degrees 46 minutes 06 seconds East 96.95 feet to a point in the centerline of State Route # 22 (Limited Access); thence along said centerline South 74 degrees 44 minutes 19 seconds West 25.02 feet to a point; thence North 12 degrees 46 minutes 06 seconds West 102.72 feet to a point; thence North 08 degrees 28 minutes 29 seconds East 93.34 feet to a point; thence North 47 degrees 12 minutes 18 seconds East 90.72 feet to a point; thence North 36 degrees 25 minutes 51 seconds East 78.90 feet to an iron pin set; thence North 00 degrees 24 minutes 50 seconds East 242.20 to an iron pin set and the True Place of Beginning.

Also the following described easement for ingress and egress:

Beginning for reference at an iron pin found at the Southwest corner of the Southwest Quarter of Section # 23, Township 17 North, Range 15 West, in the Congress Lands East of the Scioto River, thence North 00 degrees 24 minutes 50 seconds East 1926.43 feet to an iron pin found; thence South 54 degrees 38 minutes 35 seconds East 809.07 feet to an iron pin set; thence along a new line South 10 degrees 25 minutes 56 seconds East 531.88 feet to an iron pin set; thence along said line of D. Norman property South 00 degrees 24 minutes 50 seconds West 526.18 feet to an iron pin set; thence South 90 degrees 00 minutes 00 seconds East 425.10 feet to an iron pin found in the line between said J. Smith and R. Williams and the True Place of Beginning; thence along a line between J. Smith and R. Williams, South 05 degrees 19 minutes 34 seconds East 117.63 feet to an iron pin found; thence South 84 degrees 32 minutes 03 seconds West 25.32 feet to a point; thence South 02 degrees 20 minutes 45 seconds West 80.86 feet to a point; thence South 03 degrees 46 minutes 48 seconds East 215.90 feet to a point in the centerline of State Route # 22; thence South 74 degrees 44 minutes 19 seconds West 20.41 feet to a point in the centerline of State Route # 22; thence North 03 degrees 46 minutes 48 seconds West 221.03 feet to an iron pin found; thence North 02 degrees 20 minutes 45 seconds East 99.37 feet to a point, passing an iron pin found at 79.19 feet; thence North 84 degrees 32 minutes 03 seconds East 22.81 feet to a point; thence North 05 degrees 19 minutes 34 seconds West 99.54 feet to a point; thence North 90 degrees 00 minutes 00 seconds East 20.09 feet to the True Place of Beginning.

SITUATE IN THE STATE OF OHIO, COUNTY OF MUSKINGUM
TOWNSHIP OF NEWTON, T-17-N R-15 W. AND BEING A
PART OF THE SOUTHWEST QUARTER OF SECTION # 23 AND THE
NORTHWEST QUARTER OF SECTION # 26, OF THE CONGRESS LANDS
EAST OF THE SCIOTO RIVER AND PARCEL #17 - 34 - 23 - 19 -001.

RIGHT OF WAY

A	N 90°00'00" E	25.42'
B	S 10°25'56" E	529.64'
C	S 77°03'49" W	25.02'
D	S 00°24'50" W	778.88'
E	S 36°25'51" W	89.39'
F	S 47°12'18" W	84.29'
G	S 08°28'29" W	79.86'
H	S 12°46'06" E	96.95'
I	N 12°46'06" W	102.72'
J	N 08°28'29" E	93.34'
K	N 47°12'18" E	90.72'
L	N 36°25'51" E	78.90'

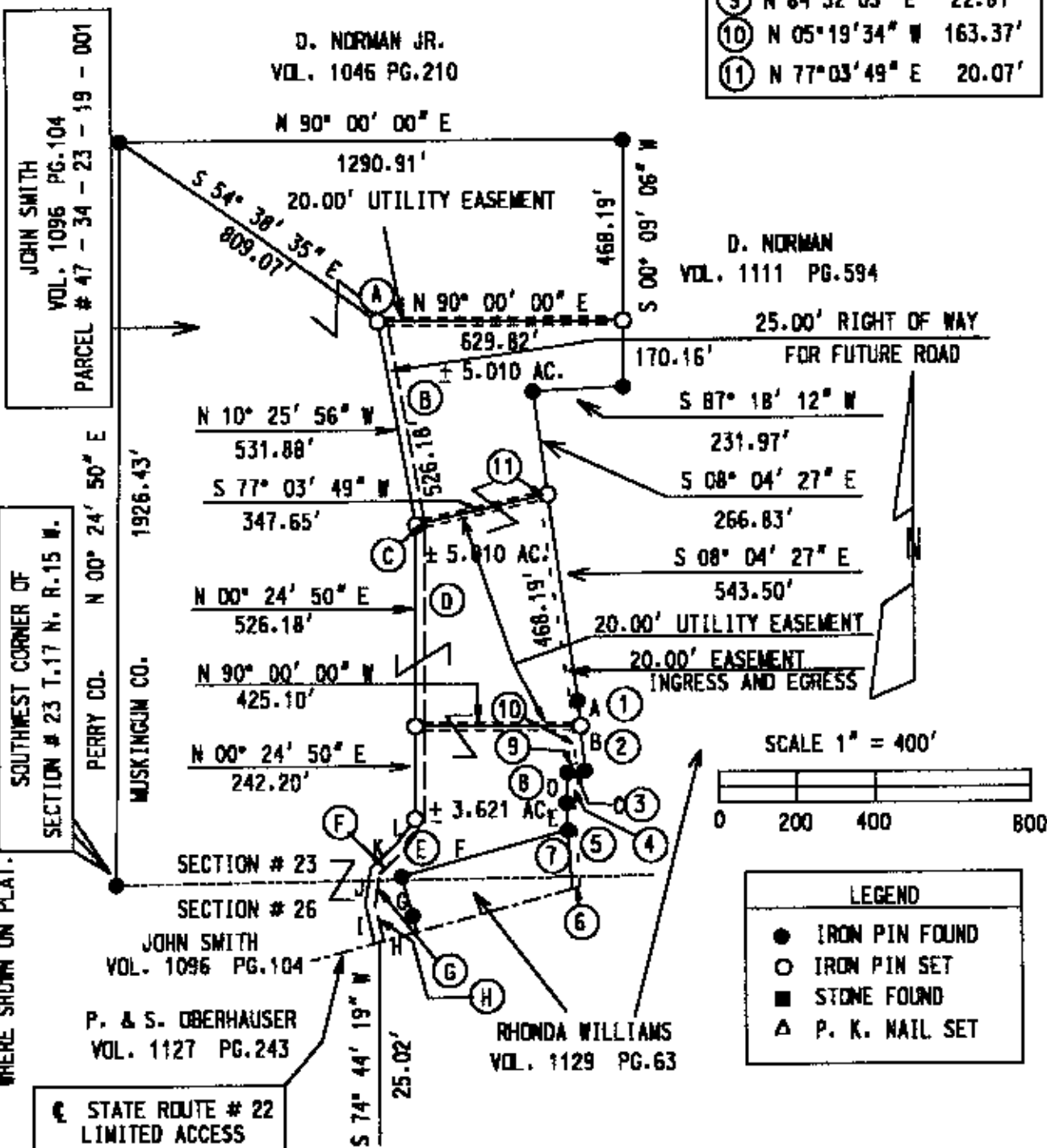
BOUNDARY CALLS

A	S 05°19'34" E	66.17'
B	S 05°19'34" E	117.63'
C	S 84°32'03" W	45.51'
D	S 02°20'45" W	79.19'
E	S 03°46'48" E	71.47'
F	S 74°44'19" W	443.05'
G	S 15°15'42" E	146.56'
H	S 74°44'19" W	113.58'
I	N 12°46'06" W	102.72'
J	N 08°28'29" E	93.34'
K	N 47°12'18" E	90.72'
L	N 36°25'51" E	78.90'

20.00' EASEMENT
INGRESS AND EGRESS

1	S 05°19'34" E	66.17'
2	S 05°19'34" E	117.63'
3	S 84°32'03" W	25.32'
4	S 02°20'45" W	80.86'
5	S 03°46'48" E	215.90'
6	S 74°44'19" W	20.41'
7	N 03°46'48" W	221.03'
8	N 02°20'45" E	99.37'
9	N 84°32'03" E	22.81'
10	N 05°19'34" W	163.37'
11	N 77°03'49" E	20.07'

REFERENCES : MUSKINGUM CO. TAX MAPS, DEEDS OF RECORD, AND PREVIOUS SURVEY BY
CANNON LAND SURVEYING DATED 06-13-1994.
BASIS OF BEARING : BEARINGS ON THIS PLAT ARE ASSUMED ON THE WEST LINE OF SECTION # 23
AS BEING N 00° 24' 50" E AND ARE FOR ANGULAR CALCULATION ONLY.
NOTE : 20.00' UTILITY EASEMENT IS 10.00' FROM EACH LOT LINE
WHERE SHOWN ON PLAT.



I HEREBY CERTIFY THE ABOVE PLAT TO BE CORRECT TO THE BEST OF MY KNOWLEDGE
AND BELIEF, AND REPRESENTS AN ACTUAL SURVEY COMPLETED BY BINCKLEY LAND SURVEYING
ON AUGUST 30, 1999.

OFFICE COPY
NOT RECORDABLE

DONALD E. BINCKLEY II P. S. 7879

DATE

DESCRIPTION APPROVED
FOR AUDITOR'S MASTER

BY *[Signature]*

9-23-99

5.01 + 3.621 ac