

TRACT # 1
DESCRIPTION OF A 1.417 ACRE TRACT

Situate in the State of Ohio, County of Muskingum, Township of Newton, and being part of the Northeast Quarter of Section # 11, Township 15 North, Range 14 West in the Congress Lands East of the Scioto River and being part of Parcel # 47-94-27-40, which was last conveyed to Christopher Cannon in Volume # 1911, Page 5 of Muskingum County records and being more particularly bounded and described as follows;

Beginning for Reference at a point at the Southeast Corner of the Northeast Quarter of Section # 11, Township 15 North, Range 14 West, thence along the midline of Section # 11, North 86 degrees 31 minutes 40 seconds West 1218.22 feet to a point on the east right of way line of the old Penn Central Railroad (Conrail); thence along said right of way line, North 22 degrees 06 minutes 25 seconds East 1192.02 feet to an iron pin set at the intersection of the Zanesville and Western Railroad right of way and the old Penn Central Railroad (Conrail) right of way line and the True Place of Beginning; thence continuing along the old Penn Central Railroad (Conrail) right of way line, North 22 degrees 06 minutes 25 seconds East 80.59 feet to an iron pin set in said right of way; thence along the north right of way line of the old Zanesville and Western Railroad, and the arc of a curve to the left 173.98 feet to an iron pin set at the railroad P.T. Station 1803+80 30.00 feet left, said curve having a radius of 686.20 feet and a chord which bears, North 60 degrees 45 minutes 44 seconds East 173.51 feet; thence continuing along said right of way, North 54 degrees 16 minutes 23 seconds East 819.47 feet to a point in Moxahala Creek, passing an iron pin set at 754.47 feet; thence along Moxahala Creek, South 35 degrees 43 minutes 37 seconds East 60.00 feet to a point in the creek; thence along the Zanesville and Western Railroad right of way, South 54 degrees 16 minutes 23 seconds West 819.47 feet to an iron pin set at railroad P.T. Station 1803+80 30.00 feet right, passing an iron pin set at 65.00 feet; thence along said right of way along the arc of a curve to the right 244.50 feet to an iron pin found, said curve having a radius of 746.20 feet and a chord which bears south 62 degrees 56 minutes 46 seconds West 243.41 feet, to the True Place of Beginning.

Containing 1.417 acres, more or less, more or less, subject to all easements, restrictions, or right of ways, either written or implied. All iron pins set are # 5 rebar 30 inches long with a yellow identification cap labeled "BINCKLEY S- 7879".

Bearings on this description are assumed on the Centerline of the old Penn Central Railroad (Conrail) as being North 22 degrees 06 minutes 25 seconds East and are for angular calculation only.

This description is based on an actual survey completed by Binckley Land Surveying in February, 2006.

OFFICE COPY

DATE OF CLOSURE: 3/30/2006 Date

NOT RECORDABLE

APPROVED FOR CLOSURE

[Signature] 3/30/2006

EXEMPT FROM
PLANNING COMMISSION

[Signature] 3/30/2006

BINCKLEYLAND SURVEYING

6375 WINDSONG WAY NASHPORT OHIO 43830
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SURVEY FOR WAYNE & DEBRA ANDERSON

SITUATE IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF NEWTON, AND BEING A PART OF THE NORTHEAST QUARTER OF SECTION # 11, TOWNSHIP 15 NORTH, RANGE 14 WEST IN THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, AND BEING PART OF THE OLD ZANESVILLE & WESTERN RAILROAD (PENN CENTRAL RAILROAD), WHICH WAS LAST CONVEYED TO CHRISTOPHER CANNON IN VOLUME 1911, PAGE 5 OF MUSKINGUM COUNTY RECORDS.

Id	Radius	Arc Length	Chord	Ch Bear
C1	686.20'	173.98'	173.51'	N 60°45'44" E
C2	746.20'	244.50'	243.41'	S 62°56'46" W
C3	746.20'	341.65'	338.67'	N 85°09'28" W
C4	686.20'	833.58'	783.26'	S 72°17'38" W
C5	1155.78'	826.72'	809.21'	S 15°56'13" W
C6	1215.78'	786.87'	773.21'	N 13°57'47" E
C7	1235.28'	85.44'	85.42'	N 34°30'26" E
C8	765.70'	890.19'	840.90'	N 70°48'01" E
C9	746.20'	39.58'	39.58'	S 74°25'41" E
C10	469.12'	479.74'	459.10'	N 67°47'33" E

Id	Bearing	Distance
L1	S 35°43'37" E	60.00'
L2	S 5°03'18" E	93.28'
L3	N 87°05'24" W	60.58'
L4	N 5°03'18" W	84.89'
L5	N 55°32'21" W	19.50'
L6	S 15°33'11" W	19.50'
L7	N 86°29'55" W	52.77'
L8	N 86°33'25" W	52.76'
L9	N 22°06'25" E	80.59'

RONALD W. & CYNTHIA PANDY
VOL. 1887 PG. 301

CHRISTOPHER CANNON
VOLUME 1911 PAGE 5
PART OF PARCEL # 47 - 94 - 27 - 40

GLORIA & SUE MEREW
VOL. 1028 PG. 305

G. & S. MEREW
VOL. 1128 PG. 305

TRACT # 1
± 1.417 ACRES

TRACT # 2
± 4.269 ACRES

CHRISTOPHER CANNON
VOL. 1911 PG. 5
PART OF PARCEL # 47-94-27-40

PAUL E. & GWENDOLYN L. CURRY
VOL. 532 PG. 170
VOL. 859 PG. 31

BASIS OF BEARING : BEARINGS ON THIS PLAT ARE ASSUMED ON THE CENTERLINE OF THE OLD PENN CENTRAL RAILROAD (CONRAIL) AS BEING N 22° 06'25" E AND ARE ASSUMED FOR ANGULAR MEASUREMENT ONLY.
REFERENCES : TAX MAPS DEEDS OF RECORD, ZANESVILLE AND WESTERN RAILROAD TRACK MAP V-305 SHEET 15C, AND A PREVIOUS SURVEY BY C. R. HARKNESS DATED 7-12-2003.

NOTE : THIS SURVEY IS SUBJECT TO ANY PERTENANT FACTS WHICH MAY BE DISCLOSED FROM A COMPLETE AND ACURATE TITLE EXAMINATION.
NOTE : THESE TRACTS ARE BEING TRANSFERED TO AN ADJOINER.
NOTE : MUSKINGUM COUNTY PLANNING COMMISSION STATES, "NOT TO BE USED AS SEPERATE BUILDING SITE OR TRANSFER AS INDEPENDENT PARCEL IN FUTURE WITHOUT MUSKINGUM COUNTY PLANNING COMMISSION APPROVAL."

APPROVED FOR CLOSURE

EXEMPT FROM
PLANNING COMMISSION

LEGEND

- POINT
- ⊙ IRON PIN SET
- ⊙ IRON PIN FOUND

SCALE 1" = 200'

SOUTHEAST CORNER OF THE
NORTHEAST QUARTER OF
SECTION # 11, T. 15N. R. 14 W.

N 86°31'40" W
1218.22'
NORTHEAST QUARTER
SOUTHEAST QUARTER

I HEREBY CERTIFY THAT THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND REPRESENTS AN ACTUAL SURVEY COMPLETED BY BINCKLEY LAND SURVEYING IN FEBRUARY, 2006.

OFFICE COPY
NOT RECORDABLE

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