

TRACT # 2
DESCRIPTION OF A 4.269 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 1323.75 feet to a point on the west 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 1155.51 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 Zanesville and Western Railroad right of way line and the arc of a curve to the right 341.65 feet to an iron pin set at railroad P.C. Station 1797+03 30.00 feet right, said curve having a radius of 746.20 feet and a Chord which bears North 85 degrees 09 minutes 28 seconds West 338.67 feet; thence along said right of way line, North 72 degrees 45 minutes 18 seconds West 283.00 feet to an iron pin set at railroad P.T. Station 1794+20 30.00 feet right; thence continuing along said right of way and the arc of a curve to the left 833.58 feet to an iron pin set at the railroad P.C.C. Station 1785+50 30.00 feet right, said curve having a radius of 686.20 feet and a chord which bears, South 72 degrees 17 minutes 38 seconds West 783.26 feet; thence continuing along said right of way and the arc of a curve to the left 826.72 feet to an iron pin set at railroad P.C. Station 1777+01 30.00 feet right, said curve having a radius of 1155.78 feet and a chord which bears South 15 degrees 56 minutes 13 seconds West 809.21 feet; thence continuing along said right of way South 05 degrees 03 minutes 18 seconds East 93.28 feet to a point in the centerline of Moxadarla Road (Township Road # 74), passing an iron pin set at 63.28 feet; thence along the centerline of Moxadarla Road, North 87 degrees 05 minutes 24 seconds West 60.58 feet to a point in said centerline; thence along the Zanesville and Western Railroad right of way, North 05 degrees 03 minutes 18 seconds West 84.89 feet to an iron pin set at railroad P.C. Station 1777+01 30.00 feet left, passing an iron pin set at 30.00 feet; thence along said right of way and along the arc of a curve to the right 786.87 feet to an iron pin set at railroad Station 1784+67.9, said curve having a radius of 1215.78 feet and a chord which bears North 13 degrees 57 minutes 47 seconds East 773.21 feet; thence continuing along said right of way, North 55 degrees 32 minutes 21 seconds West 19.50 feet to an iron pin set at railroad Station 1784+67.9 49.50 feet left; thence along said right of way and the arc of a curve to the right 85.44 feet to an iron pin set at railroad P.C.C. Station 1785+50 49.50 feet left, said curve having a radius of 1235.28 feet and a chord which bears North 34 degrees 30 minutes 26 seconds East 85.42 feet; thence continuing along said right of way and the arc of a curve to the right 890.19 feet to an iron pin set at railroad Station 1793+81.3 49.50 feet left, said curve having a radius of 765.70 feet and a chord which bears North 70 degrees 48 minutes 01 seconds East 840.90 feet; thence continuing along said right of way South 15 degrees 33 minutes 11 seconds West 19.50 feet to an iron pin set at railroad Station 1793+81.3 30.00 feet left; thence continuing along said right of way along the arc of a curve to the right 39.58 feet to an iron pin set at railroad P.T. Station 1794+20 30.00 feet left, said curve having a radius of 746.20 feet and a chord which bears South 74 degrees 25 minutes 41 seconds East 39.58 feet; thence continuing along said right of way South 72 degrees 45 minutes 18 seconds East 283.00 feet to railroad P.C. Station 1797+03 30.00 feet left; thence continuing along said right of way and the arc of a curve to the left 479.74 feet to a iron pin set at the intersection of the old Zanesville and Western Railroad right of way and the old Penn Central Railroad (Conrail) Right of way, said curve having a radius of 469.12 feet and a chord which bears North 67 degrees 47 minutes 33 seconds East 459.10 feet; thence along the old Penn Central Railroad (Conrail) right of way line, South 22 degrees 06 minutes 25 seconds West 280.00 feet to an iron pin set at the True Place of Beginning.

Containing 4.269 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~~
Donald E. Binckley, JLP S. 7879 Date
NOT RECORDABLE

APPROVED FOR CLOSURE

DLB 3/30/2006

EXEMPT FROM
PLANNING COMMISSION

DLB 3/30/2006

CURVE DATA				
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

LINE DATA		
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'

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.

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 # 2
± 4.269 ACRES

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

TRACT # 1
± 1.417 ACRES

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
[Signature] 3/30/2006

EXEMPT FROM
PLANNING COMMISSION
[Signature] 3/30/2006

LEGEND

- POINT
- IRON PIN SET
- IRON PIN FOUND

SCALE 1" = 200'

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

