

## DESCRIPTION OF A 0.149 ACRE TRACT

Situate in the State of Ohio, County of Muskingum, Township of Perry, and being part of Lot # 1, Lot # 2, and Lot # 3, of the Bowers Farm Subdivision (Replat Book # 1, Page # 35 ) in the Southwest Quarter of Section # 6, Township 1 North, Range 6 West in the United States Military District and being part of the Elvin R. and Frances Culp property recorded in Volume # 1683, Page 253 and Volume # 1037 Page 253, and being part of Parcel # 51-08-01-03 of Muskingum County records and being more particularly described as follows ;

Beginning for Reference at the Southwest corner of the Northwest Quarter of Section # 6 , Township 1 North, Range 6 West, in the United States Military District , also being the Northwest Corner of Lot # 1 in Bowers Farm Subdivision ; thence along the north line of Lot # 1 , North 90 degrees 00 minutes 00 seconds East 929.99 feet to an iron pin set on the north line of Lot # 1 and the True Place of Beginning ; thence continuing along the north line North 90 degrees 00 minutes 00 seconds East 12.00 feet to an iron pin found ; thence along a line crossing Lot # 1, Lot # 2 , and Lot # 3 of Bowers Farm Subdivision , South 01degrees 26 minutes 00 seconds East 540.80 feet to an iron pin found on the south line of Lot # 3 ; thence along the south line of Lot # 3 , South 89 degrees 51 minutes 14 seconds West 12.00 feet to an iron pin set ;thence along a new line crossing Lot # 1, Lot # 2 , and Lot # 3 , North 01 degrees 26 minntes 00 seconds West 540.83 feet to an iron pin set at the True Place of Beginning

Containing 0.149 acres , more or less, or 6487.753 Square feet, 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 I.D. cap labeled "BINCKLEY S - 7879" .

Bearings on this description are based on a previous survey by Binckley Land Surveying dated 3-5-2004 and assume the north line of Lot # 1 as being North 90 degrees 00 minutes 00 seconds East and are for angular calculation only.

This description was written from an actual survey completed by Binckley Land Surveying in August, 2004.

**OFFICE COPY**

Don't Be Inconvenient

DESCRIPTION APPROVED  
FOR ACQUISITION TRANSFER  
BY WLB

9-1-2004

# BINCKLEY LAND SURVEYING

6375 WINDSONG WAY NASHPORT, OHIO 43050  
PHONE : (740) 455-3735

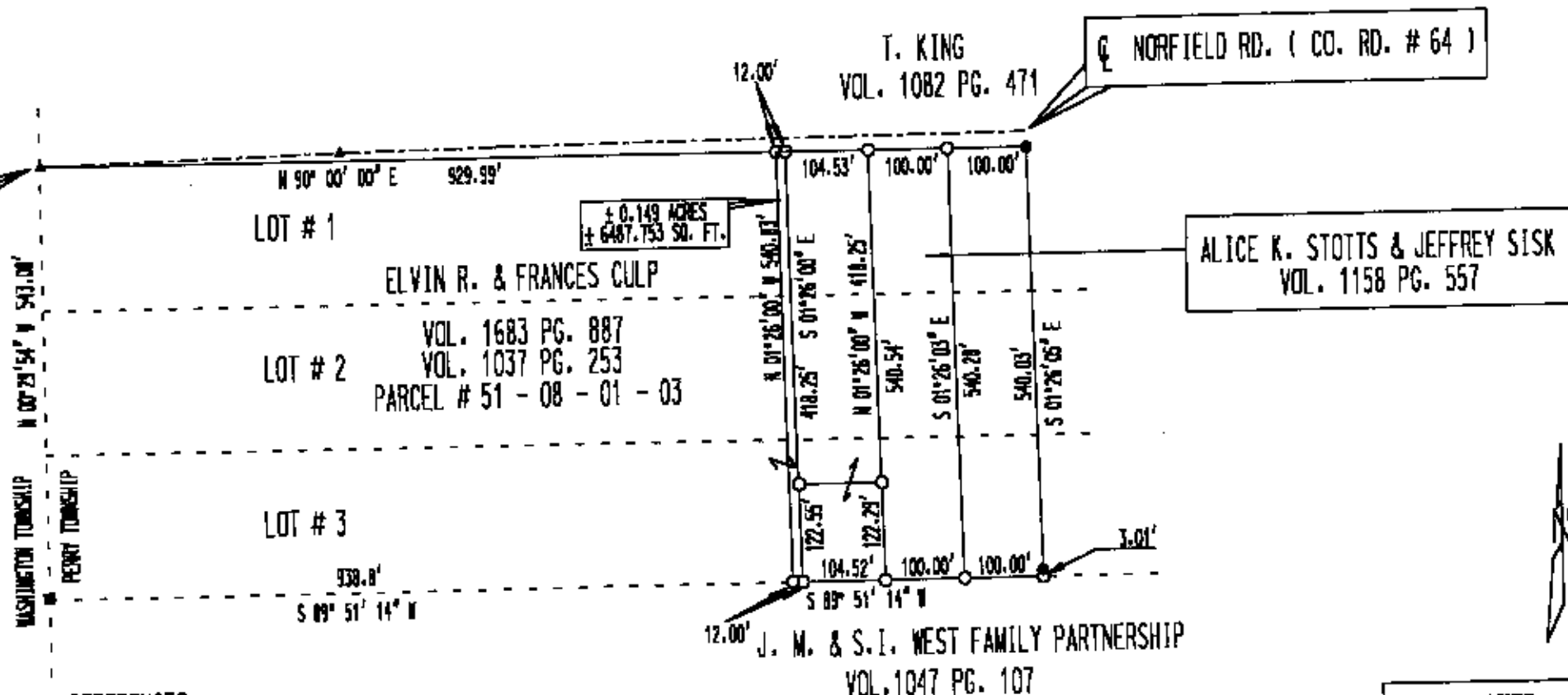
## SURVEY FOR ELVIN CULP

SITUATE IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF PERRY, AND BEING A PART OF LOTS 1, 2, AND 3 OF THE BOWERS FARM SUBDIVISION AS RECORDED IN REPLAT BOOK # 1, PAGE 35, AND IN THE SOUTHWEST QUARTER OF SECTION # 6, TOWNSHIP # 1 NORTH, RANGE 6 WEST OF THE UNITED STATES MILITARY DISTRICT AND A PART OF PARCEL # 51 - 08 - 01 - 03; WHICH WAS LAST TRANSFERRED TO ELVIN R. & FRANCES CULP IN VOL. 1037 PG. 253 & VOL. 1693 PG. 087 OF MUSKINGUM COUNTY RECORDS.  
NOTE : THIS SURVEY IS TO CORRECT AN ENCROACHMENT OF THE NEW HOUSE BEING BUILT ON THE LOT ADJOINING THIS TRACT.

DESCRIPTION APPROVED  
FOR A UNIT'S TRANSFER  
BY [Signature]

9-1-2004

NORTHWEST CORNER OF LOT # 1 OF BOWERS FARM  
REPLAT BK. # 1 PG. 35  
SOUTHWEST CORNER OF THE NORTHWEST QUARTER  
OF SECTION # 6 T. 1 N., R. 6 W



### REFERENCES :

TAX MAPS, DEEDS OF RECORDED, PREVIOUS SURVEY BY STEVEN WALTON DATED 04 - 15 - 1996,  
PLAT OF BOWERS FARM SUBDIVISION P.B. 1, PG. 35 PREVIOUS SURVEY BY JOHN MARSHALL  
DATED 05 - 14 - 1968.

BASIS OF BEARING : BEARINGS ON THIS PLAT ARE BASED ON  
A PREVIOUS SURVEY BY STEVEN WALTON DATED APRIL, 15, 1996  
AND ARE ASSUMED ON THE NORTH LINE OF LOT # 1 OF BOWERS FARM  
SUBDIVISION AS BEING N 90° 00' 00" E AND ARE FOR ANGULAR  
CALCULATION ONLY.

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN  
ACTUAL SURVEY COMPLETED BY ME ON AUGUST 15, 2004 AND  
IS CORRECT TO THE BEST OF MY KNOWLEDGE.

OFFICE COPY

NOT RECORDABLE

SCALE : 1" = 200'

### LEGEND

- IRON PIN SET
- IRON PIN FOUND
- STONE FOUND
- ✱ FENCE
- ▲ P. K. NAIL SET
- ⊙ CONC. MON. FOUND
- FENCE POST