

62-01-01-13-003



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**Benny L. Binkley, Jr., Etal**  
**OR 2168-330**  
**+/-0.845 Ac.**

Situated in the State of Ohio, County of Muskingum, Township of Springfield, being part of the Southwest Quarter of Section 6, Township 16, Range 14 and part of the lands now owned by Benny L. Binkley, Jr., Etal in OR 2168-330 of the Muskingum County Recorders Office more particularly described as follows.

Beginning for reference at a railroad spike found at the southwest corner of said Section 6, thence N 23°24'57" E a distance of 1702.38 feet to a iron pin set on the common line of said Binkley, Jr., Etal's lands and the lands now owned by David Delaney (OR 2016-770), the principal place of beginning;

thence going through said Binkley, Jr., Etal's lands the following five (5) courses:

1. N 86°17'33" W a distance of 184.41 feet to an iron pin set;
2. N 04°19'15" E a distance of 39.79 feet to an iron pin set;
3. N 86°17'33" W a distance of 48.89 feet to an iron pin set;
4. S 04°19'15" W a distance of 75.13 feet to an iron pin set;
5. N 86°17'33" W a distance of 39.45 feet to an iron pin set on the east line of the lands now owned by Benny L. Binkley Jr. (OR 2870-124);

thence with the east line of said Binkley, Jr.'s lands, N 04°19'15" E a distance of 172.74 feet to a point in the center of Ridge Road (CR-34), passing an iron pin found (5/8" bent and spun) at 146.97 feet;

thence with the center of said Ridge Road, S 86°17'33" E a distance of 270.81 feet to an point on the northwest corner of said Delaney's lands;

thence with the west line of said Delaney's lands, S 03°30'38" W a distance of 137.39 feet to the place of beginning, passing an iron pin found (5/8") at 17.71 feet; containing a total of 0.845 acres more or less, subject to all legal highways and easements of record.

All bearings described herein are based on the Ohio State Plane Grid Coordinates, NAD83, Ohio South per GPS Observation.

All iron pins set are 5/8" rebar, 30" long with identification caps stamped "McPeek PS 8517".

The above described 0.845 acre parcel is based on a field survey made by McPeek Land Surveying on November 20<sup>th</sup>, 2019

Brian Kelly McPeek, PS 8517

Date

Parcel No.

Part of : 62-01-01-13-000 (+/- 0.845 Ac.)

DESCRIPTION

APPROVED

By: Brian Kelly McPeek



APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

Date

Fee