

SNR

TERRY FINLEY
Surveying & Mapping
Ohio Registered Surveyor #S-7222
155 Mockingbird Hill, Zanesville, OH 43701
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LEGAL DESCRIPTION
229 West Main Street, New Concord, OH

Situated in the State of Ohio, County of Muskingum, Township of Union, and Village of New Concord, and being part of the southeast quarter of Section 2, Township 1, Range 5, United States Military Lands, and being all those lands intended to be described in Deed Volume 1032, page 51 and part of those lands intended to be described in Deed Volume 491, page 492 and Deed Volume 497, page 375; being further bounded and described as follows:

Commencing at an iron pin found at the southwest corner of Lot #13 of Russell's Addition, as recorded in Re-Plat Book #1, pages 176 and 177, thence, along the west line thereof, north 06 degrees – 01 minutes – 27 seconds east, 42.16 feet to a point on the north line of State Route 40, from which an iron pin found bears south 78 degrees – 36 minutes – 53 seconds east, 2.13 feet, and the **true point of beginning** for the parcel herein intended to be described;

Thence, north 78 degrees – 36 minutes – 53 seconds west, 278.81 feet, along said right-of-way line, to an iron pin found;

Thence, south 00 degrees – 08 minutes – 45 seconds east, 141.34 feet to a point;

Thence, south 89 degrees – 29 minutes – 00 seconds west, 42.40 feet to a point;

Thence, north 04 degrees – 10 minutes – 07 seconds west, 141.37 feet to a point on the north line of said State Route 40;

Thence, south 89 degrees – 12 minutes – 24 seconds west, 52.34 feet to an iron pin found;

Thence, north 08 degrees – 06 minutes – 14 seconds west, 90.86 feet, along the east line of those lands now or formerly owned by A.J. & Patricia J. Chaffee (939/163), to a stone found with an embedded steel bar;

Thence, south 87 degrees – 17 minutes – 38 seconds east, 103.86 feet, along the south line of those lands now or formerly owned by Roy G. & Doris J. Isaacs (1128/189), to an iron pin found;

Thence, north 00 degrees – 22 minutes – 00 seconds east, 14.68 feet, along the easterly line of said Isaacs land, to an iron pin set;

Thence, with a new division line through the lands of D. & J. Castor (Deed Volume 491, page 492 & Deed Volume 497 page 446), the following three (3) courses and distances:

1. south 87 degrees – 56 minutes – 15 seconds east, 110.49 feet to an iron pin set;
2. south 05 degrees – 17 minutes – 06 seconds west, 67.58 feet to an iron pin set;
3. south 83 degrees – 43 minutes – 28 seconds east, 188.29 feet to an iron pin set on the west line of aforesaid Lot #13 of Russell's Addition;

Thence, south 06 degrees – 01 minutes – 27 seconds west, 61.52 feet to the **point of beginning**, and **containing 0.830 acres more or less**.

Also, included herein is a twenty (20) foot wide ingress/egress easement, retained by the Grantor, the centerline being further bounded and described as follows: Commencing at the southeast corner of the 0.83 acre parcel described herein, thence, north 78 degrees – 36 minutes – 53 seconds west, along the southerly line thereof, 37.15 feet to the center of an existing asphalt drive, and the true point of beginning of this easement; thence, north 09 degrees – 56 minutes – 57 seconds east, 58.39 feet to a point on the north line of said 0.83 acre parcel, and the terminus of this easement.

Also to be included herein is a twenty (20) foot wide temporary ingress/egress easement to be in force while the Grantors herein (or their heirs) remain owners of the property at 169 Highland Avenue, New Concord, OH, the centerline of said easement being further bounded and described as follows: Commencing at the southeast corner of the 0.83 acre parcel described herein, thence, north 78 degrees – 36 minutes – 53 seconds west, 37.15 feet to a point in the center of an existing asphalt drive, and the beginning of this easement; thence, along said asphalt drive, the following four (4) courses and distances: (1) north 26 degrees – 35 minutes – 40 seconds west, 13.86 feet to a point; (2) north 42 degrees – 14 minutes – 10 seconds west, 16.57 feet to a point; (3) north 56 degrees – 37 minutes – 56 seconds west, 16.32 feet to a point; (4) north 75 degrees – 19 minutes – 18 seconds west, 142.14 feet to a point; thence, north 05 degrees – 54 minutes – 11 seconds east, 73.32 feet to a point on the north line of the 0.83 acre parcel described herein and the terminus of this easement.

Subject to all legal highways and easements, whether recorded or implied.

Iron pins set are 5/8 rebar with yellow identification cap (FINLEY S-7222).

Bearings described herein are based on assumed azimuth and to be used for angle purposes only.

Being <u>all</u> of Auditor's Parcel #66-24-01-56-000	0.46 acres
<u>part</u> of Auditor's Parcel #66-24-01-32-000	0.20 acres
<u>part</u> of Auditor's Parcel #66-24-01-54-000	0.17 acres
Total Acres	0.83 acres+-

Of the 0.83 acres total, 0.154 acres lies in the right-of-way of State Route 40



This description, written on February 11, 2009, is based on a field survey by Terry J. Finley, Ohio Registered Surveyor #7222.

~~OFFICE COPY~~
~~NOT RECORDABLE~~
Terry J. Finley, Registered Surveyor #S-7222

DESCRIPTION

APPROVED

By: *[Signature]* 2/11/09

DESCRIPTION

APPROVED

By: *[Signature]* 2/11/2009

ROY G. AND DORIS J
ISAACS 1128/189

PARCEL NO. 66-24-01-32-000 PT.
0.20 AC.

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF UNION AND VILLAGE OF NEW CONCORD AND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1, RANGE 6, U.S.M.L. AND BEING ALL THOSE LANDS INTENDED TO BE DESCRIBED IN DEED VOLUME 1032, PAGE 51 AND PART OF THOSE LANDS INTENDED TO BE DESCRIBED IN DEED VOLUME 491, PAGE 492 AND DEED VOLUME 497, PAGE 375.

THE BEARINGS SHOWN HEREON ARE BASED ON ASSUMED AZIMUTH AND USED FOR ANGLE PURPOSES ONLY.

0 20 40
SCALE: 1"=40'

A.J. AND PATRICIA J.
CHAFFEE 939/163

PARCEL NO. 66-24-01-56-000 ALL
0.48 AC.

TOTAL ACREAGE
36,143 Sq. Feet
0.830 Acres
Perimeter = 1291.69'
.154 AC. IN R.O.W.

D. AND J.
CASTOR
491/492

D. AND J.
CASTOR
497/448

20' WIDE TEMPORARY INGRESS/EGRESS
EASEMENT TO BE IN FORCE WHILE GRANTORS
HEREIN OR THEIR HEIRS REMAIN OWNERS OF
THE PROPERTY AT 169 HIGHLAND AVENUE, NEW
CONCORD, OHIO.

PERMANENT 20' WIDE
INGRESS/EGRESS EASEMENT

LEGEND: IRON PIN FOUND
IRON PIN SET ●
POINT ▲
STONE WITH STEEL BAR ■

APPROVED FOR TRANSFER BY
VILLAGE OF NEW CONCORD
ZONING INSPECTOR

[Signature]

EASEMENT LINE

LINE TABLE

LINE	BEARING	DISTANCE
L391	N 00°22'00" E	141.63'
L408	N 26°35'40" W	13.36'
L409	N 42°24'10" W	16.57'
L410	N 56°37'56" W	16.32'

IRON PINS SET ARE 5/8" REBAR WITH
YELLOW I.D. CAP. (FINLEY S7222)

THIS PLAT AND ACCOMPANYING DESCRIPTION
WERE PREPARED ON FEBRUARY 11TH, 2009 BY
TERRY J. FINLEY, OHIO REGISTERED
SURVEYOR #S-7222 BASED ON AN ACTUAL
SURVEY AND IS SUBJECT TO ALL LEGAL
HIGHWAYS AND EASEMENTS, RECORDED OR
IMPLIED.

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TERRY J. FINLEY



PARCEL NO. 66-24-01-54-000 PT.
0.17 AC.

SOUTHWEST CORNER
LOT #13, RUSSELL'S
ADDITION
REPLAT BOOK #1
PAGE 176/177

Approved For Transfer
No On-Lot Sewage
Date 2/10/09

Zanesville - Muskingum Co.
Health Department

TERRY FINLEY SURVEYING

155 MOCKINGBIRD HILL

ZANESVILLE, OHIO 43701

DATE: 2/11/2009

SCALE: 1"=40'

DRAWN BY: TJF