



Terry J. Finley Surveying & Mapping

Ohio Registered Surveyor #S-7222

LEGAL DESCRIPTION FOR T.L. BROWN ESTATE

3.573 ACRES

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF UNION, AND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 1, RANGE 5, AND BEING ALL THOSE LANDS INTENDED TO BE DESCRIBED IN DEED VOLUME 477, PAGE 561; BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT #20 OF THE NEW CONCORD LAND AND IMPROVEMENT COMPANY FIRST ADDITION, AS RECORDED IN PLAT BOOK #2, PAGE 149 OF THE MUSKINGUM COUNTY PLAT RECORDS, SAID POINT ALSO BEING ON THE SOUTH LINE OF STATE ROUTE 40, THENCE, NORTH 82 DEGREES - 36 MINUTES - 30 SECONDS EAST, 463.38 FEET TO AN IRON PIPE FOUND ON THE MUSKINGUM/GUERNSEY COUNTY LINE; THENCE, ALONG SAID COUNTY LINE, SOUTH 00 DEGREES - 30 MINUTES - 00 SECONDS WEST, 251.98 FEET TO AN IRON PIN SET ON THE NORTH LINE OF AN EXISTING RAILROAD RIGHT-OF-WAY; THENCE, ALONG SAID RIGHT-OF-WAY, SOUTH 63 DEGREES - 45 MINUTES - 11 SECONDS WEST, 522.04 FEET TO AN IRON PIN SET; THENCE, NORTH 01 DEGREES - 28 MINUTES - 21 SECONDS EAST, 423.36 FEET ALONG THE EAST LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING, PASSING IRON PINS FOUND AT 194.36 FEET, 209.86 FEET, AND PASSING AN IRON PIN SET AT 396.57 FEET, AND CONTAINING 3.573 ACRES MORE OR LESS.

SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

BEARINGS DESCRIBED HEREIN ARE BASED UPON ASSUMED AZIMUTH AND TO BE USED FOR ANGLE PURPOSES ONLY.

IRON PINS SET ARE 5/8" REBAR WITH YELLOW IDENTIFICATION CAP (FINLEY S-7222).

BEING ALL OF AUDITOR'S PARCEL #66-28-06-01-000.

THIS DESCRIPTION, WRITTEN ON AUGUST 9, 1996, IS BASED ON AN ACTUAL SURVEY OF THE PREMISES BY TERRY J. FINLEY, OHIO REGISTERED SURVEYOR #S-7222.

OFFICE COPY
NOT RECORDABLE
TERRY J. FINLEY
REGISTERED SURVEYOR #S-7222

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY [Signature]
8-9-96

STATE OHIO

CITY

COUNTY MUSKINGUM

SUBDIVISION NEW CONCORD LAND AND
IMPROVEMENT CO. 1ST ADD. REF.

TOWNSHIP UNION

PLAT BOOK 2 PAGE 149

SECTION PT. S.E. 1/4, SEC. 1, T-1, R-5

DEED VOL. 477 PAGE 561

SURVEY PLAT for T. L. BROWN ESTATEThe bearings shown herein are based upon: ASSUMED AZIMUTH AND
TO BE USED FOR ANGLE PURPOSES ONLY.NE. COR. LOT #20
P.O.B.

S. LINE S.R. 40

N-82-30-30-E
483.38'MUSKINGUM CO.
GUERNSEY CO.S-00-30-00-W
251.96'

3.573 ACRES + -

DESCRIPTION APPROVED
FOR RECORDS TRANSFER

8-9-96

LOT #20

PASSING AT
209.86'

N-01-28-21-E

194.36'

NORTH LINE RAILROAD

R/W

S-83-45-11-W
522.04'

Scale: 1 in. = 80 ft.



LEGEND: Iron pin set ●
Iron pin found ○
Stone found ■
Axle found ⊙
R/R Spike found △

Iron pins set are 5/8"
rebar w/plastic i.d. cap.

Auditor's parcel # 88-28-06-01-000 ALL

This plat, drawn on AUGUST 9, 1996 by
Terry J. Finley, Ohio Registered
Surveyor #17022, is based on an
actual survey.

**OFFICE COPY
NOT RECORDABLE**

Terry J. Finley



Terry J. Finley, P.S.

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