

Situated in the State of Ohio, County of Muskingum, Township of Washington:

Being part of Lots 7, 8, 9, and 10 of Mrs Bingham's Subdivision recorded in Plat Book 1, Page 239 (Re-Plat Book 1, Page 228) and part of Lot 8 of the Muskingum Mining Company Subdivision recorded in Plat Book 1, Page 27 (Re-Plat Book 1, Page 104), further **being part of** the Mary Ann Prouty property recorded in **Official Record Volume 2287, Page 612**, further **being part of** Muskingum County **Auditor's Parcel Numbers 70-40-01-19-000, 70-40-01-21-000, 70-40-01-23-000, 70-40-01-24-000, and 70-40-01-25-000**, and more particularly described as follows;

Beginning at an iron pin (set) at the common corner for Lot 10 of Mrs Bingham's Subdivision, and the Lower Portion of Lot 8 of the Muskingum Mining Company Subdivision, further being on the North line of John Street;

- #1- **THENCE North 87 degrees 02 minutes 05 seconds West 42.57 feet** along the common line for John Street and Lower Portion of Lot 8 to an iron pin (found) at a common corner for said Prouty property and for the Randy L Mayle and Sandra L Mayle property recorded in Deed Book Volume 1160, Page 620;
- #2- **THENCE North 02 degrees 58 minutes 46 seconds East 158.73 feet** leaving said Street and through said Lower Portion of Lot 8, and along said properties to an iron pin (found);
- #3- **THENCE South 87 degrees 54 minutes 55 seconds East 68.00 feet** through said Prouty property and crossing into said Lot 10 to an iron pin (set);
- #4- **THENCE South 11 degrees 42 minutes 58 seconds West 51.83 feet** continuing through said Property and Lot 10 to an iron pin (set);
- #5- **THENCE South 87 degrees 54 minutes 55 seconds East 465.44 feet** continuing through said property and crossing Lots 10, 9, 8, and 7 to an iron pin (set) on the common line for Lots 6 and 7 of said Mrs. Bingham's Subdivision;
- #6- **THENCE South 02 degrees 39 minutes 37 seconds West 108.27 feet** along said Lots 6 and 7 to an iron pin (set) at the common Southern corner of Lots 6 and 7, further being on the North line of John Street;
- #7- **THENCE North 87 degrees 54 minutes 55 seconds West 483.60 feet** along John Street and Lots 7, 8, 9, and 10 to the place of beginning, containing 0.15 acres (Part of Parcel 70-40-01-19-000), 0.33 acres (Part of Parcel 70-40-01-21-000), 0.30 acres (Part of Parcel 70-40-01-23-000), 0.30 acres (Part of Parcel 70-40-01-24-000), and 0.30 acres (Part of Parcel 70-40-01-25-000), for a total of **1.38 Acres.**

ALSO GRANTING AN EASEMENT

Also granting an easement for On Lot Sewer System easement 51 feet wide and 129 feet in length, located North of and along the Northern line of the above described 1.38 acres parcel as shown on the survey plat.

The bearings within this description are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations. Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness P.L.S.6885).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on August 4, 2017 in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe any apparent easements nor easements of record, unless otherwise indicated.



OFFICE COPY

NOT RECORDABLE

Charles R. Harkness PLS #6885

DESCRIPTION

APPROVED

By: 

APPROVED

MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR


Date 7/9/17

Fee Paid