

70-40-01-32  
1565 LANGAN LN.

# DESCRIPTION OF A 2.161 ACRE (MORE OR LESS) TRACT

Situate in the State of Ohio, County of Muskingum, Township of Washington, and being a part of the Third Quarter Township, Township 1 North, Range 7 West, in the United States Military District, also being part of Lot # 2 and Lot # 3 of Lyman Little's Subdivision (P. B. 1, Pg. 38) of Lot # 4 of Muskingum Mining Company (Replat in P. B. 2, Pg. 10) and being all of Parcel # 70-40-01-32 and Parcel # 70-40-01-31, which was last conveyed to Charles E. Gray in Deed Volume # 1536; Page # 737 of Muskingum County Records, and being more particularly bounded and described as follows:

Beginning at an iron pin set at the Northwest Corner of Lot # 2 of Lyman Little's Subdivision, also being in the West line of Lot # 4 of Muskingum Mining Subdivision, in the Third Quarter Township, Township 1 North, Range 7 West, thence along the north line of said Lot # 2 of Lyman Little's Subdivision, South 89 degrees 48 minutes 07 seconds East 255.49 feet to an iron pin set, passing an iron pin found at 194.94 feet; thence along a line crossing Said Lot # 2 and along Raymond A. Lawson property (Vol. 1142, Pg. 711), South 00 degrees 00 minutes 00 seconds East 90.00 feet to an iron pin set; thence along said Lawson property, South 89 degrees 48 minutes 07 seconds East 110.00 feet to an iron pin set on the Right of way line of existing Langan Lane, also being the east line of Lot # 4 of Muskingum Mining Subdivision; thence along said Langan Lane, also being the east line of Lot # 4 of Muskingum Mining Subdivision and the east line of Lot # 2 and Lot # 3 of Lyman Little's Subdivision, South 00 degrees 00 minutes 00 seconds East 198.25 feet to an iron pin set in the North line of David Chambers property (Vol. 804, Pg. 345), passing the southeast corner of Lot # 2 at 131.62 feet; thence along said Chamber's property on a line crossing Lot # 3 of Lyman Little's Subdivision, also crossing Lot # 4 of Muskingum Mining Subdivision, North 88 degrees 31 minutes 23 seconds West 366.83 feet to an iron pin set, passing an axle found at 362.49 feet; thence along the west line of Lot # 2 and Lot # 3 of Lyman Little's Subdivision, also being the west line of Lot # 4 of Muskingum Mining, North 00 degrees 15 minutes 00 seconds East 280.06 feet to an iron pin set at the Place of Beginning, passing the southwest corner of Lot # 2 at 64.90 feet.

Containing 2.161 Acres, more or less, subject to all easements, restrictions, or right of ways, either written or implied. All iron pins set are 3/8 inch long by 5/8 inch diameter rebar with a yellow cap labeled "Binckley" S - 7879.

Bearings contained herein are assumed on the West line of Langan Lane as being South 00 degrees 00 minutes 00 seconds East and are for angular calculations only.

OFFICE COPY  
NOT REC'D

Donald E. Binckley  
Ohio Professional Surveyor # 3319

RECEIVED  
FURNISHING DEPT.  
BY *[Signature]*

5-23-2001

6375 WINDSONG WAY NASHPORT, OHIO 43830  
PHONE :(740) 455-3736 FAX :(740) 455-9149

NORTHWEST CORNER OF LOT # 2  
OF LYMAN LITTLE'S SUBDIVISION

SITUATE IN THE STATE OF OHIO,COUNTY OF MUSKINGUM,TOWNSHIP OF WASHINGTON,AND BEING PART OF THE THIRD QUARTER TOWNSHIP,TOWNSHIP 1 NORTH,RANGE 7 WEST, ALSO PART OF LOT # 4 OF MUSKINGUM MINING COMPANY SUBDIVISION (P.B. #2,PG.10),AND PART OF LOT # 2 AND PART OF LOT # 3 OF LYMAN LITTLE'S SUBDIVISION OF OUTLOT # 4,(P.B. "1",PG.38) AS RECORDED IN MUSKINGUM COUNTY RECORDS.

REFERENCES :TAX MAPS,DEEDS OF RECORD,PLAT OF MUSKINGUM MINING SUBDIVISION #2(P.B.# 2,PG. 10),PREVIOUS SURVEYS BY W.L.BIEDENBACH & ASSOC. DATED 10-7-1985 AND 12-11-1998,AND A PLAT OF LYMAN LITTLE'S SUBDIVISION(P.B.# 1,PG. 38).

BASIS OF BEARING : BEARINGS ON THIS PLAT ARE ASSUMED ON CENTERLINE OF LANGAN LANE AS BEING S 00°00'00" E AND ARE FOR ANGULAR CALCULATION ONLY.

I HEREBY CERTIFY THIS PLAT TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND REPRESENTS AN ACTUAL SURVEY COMPLETED BY HINCKLEY LAND SURVEYING ON MAY 21ST, 2001.

DONALD E. BINSLEY P.S. # 7879 DATE

G.H. & S.E. HILDERDACH  
VOL. 785 PG. 198

RAYMOND A. LAWSON  
VOL.1142 PG.711

M. GRIGG  
A. GILLESPIE  
VOL. 132 PG. 610

VOL. 1132 PG. 610

[illegible]

LANGAN LANE 33.0' 13/W

DAVID CHAMBERS  
VOL.804 PG. 345

SCALE 1" = 100'

| Category   | 100  | 50   | 0    | 50   | 100  |
|------------|------|------|------|------|------|
| No         | ~85% | ~75% | ~70% | ~75% | ~85% |
| Yes        | ~10% | ~15% | ~20% | ~15% | ~10% |
| Don't know | ~3%  | ~5%  | ~5%  | ~5%  | ~3%  |
| No answer  | ~2%  | ~5%  | ~5%  | ~5%  | ~2%  |

|   |             |
|---|-------------|
| — | STONEFOUND  |
| ○ | R.R.SPIKE   |
| • | POINT       |
| + | BENCH MARK  |
| ⊗ | IRONPIN ED. |
| ⊙ | IRONPIN SET |