



70-74-04-01-007
3330 Boggs Rd

Terry J. Finley Surveying & Mapping

Ohio Registered Surveyor #S-7222

LEGAL DESCRIPTION FOR GREG WELKER

TRACT 2

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF WASHINGTON, AND BEING PART OF QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 7 OF THE UNITED STATES MILITARY LANDS, AND BEING PART OF THOSE LANDS DESCRIBED IN DEED VOLUME 1114, PAGE 623; FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A 6 INCH IRON POST SET IN CONCRETE FOUND AT THE CENTER OF SAID QUARTER TOWNSHIP #4, THENCE, NORTH 00 DEGREES - 01 MINUTES - 44 SECONDS EAST, 2265.66 FEET TO A POINT; THENCE, SOUTH 87 DEGREES - 47 MINUTES - 52 SECONDS WEST, 197.94 FEET TO AN IRON PIN FOUND; THENCE, SOUTH 86 DEGREES - 45 MINUTES - 54 SECONDS WEST, 243.41 FEET TO AN IRON PIN SET, AND THE TRUE POINT OF BEGINNING FOR THE PARCEL HEREIN INTENDED TO BE DESCRIBED; THENCE, CONTINUING SOUTH 86 DEGREES - 45 MINUTES - 54 SECONDS WEST, 100.00 FEET TO AN IRON PIN SET; THENCE, NORTH 00 DEGREES - 01 MINUTES - 44 SECONDS EAST, 436.31 FEET TO A POINT IN THE CENTER OF BOGGS ROAD, PASSING AN IRON PIN SET AT 411.31 FEET; THENCE, NORTH 86 DEGREES - 45 MINUTES - 54 SECONDS EAST, 100.00 FEET TO A POINT IN SAID ROAD; THENCE, SOUTH 00 DEGREES - 01 MINUTES - 44 SECONDS WEST, 436.31 FEET TO THE POINT OF BEGINNING, PASSING AN IRON PIN SET AT 25.00 FEET, AND CONTAINING 1.000 ACRES MORE OR LESS.

ALSO, INCLUDED WITH THE ABOVE-DESCRIBED ONE ACRE PARCEL IS THE FOLLOWING DESCRIBED INGRESS AND EGRESS EASEMENT: COMMENCING AT THE SOUTHWEST CORNER OF THE ABOVE-DESCRIBED ONE ACRE PARCEL, THENCE, SOUTH 00 DEGREES - 01 MINUTES - 44 SECONDS WEST, 100.00 FEET TO A POINT; THENCE, SOUTH 86 DEGREES - 45 MINUTES - 54 SECONDS WEST, 50.00 FEET TO A POINT; THENCE, NORTH 00 DEGREES - 01 MINUTES - 44 SECONDS EAST, 536.31 FEET TO A POINT IN THE CENTER OF BOGGS ROAD; THENCE, NORTH 86 DEGREES - 45 MINUTES - 54 SECONDS EAST, 50.00 FEET TO A POINT; THENCE, SOUTH 00 DEGREES - 01 MINUTES - 44 SECONDS WEST, 436.31 FEET TO THE POINT OF BEGINNING, AND THE TERMINUS OF THIS EASEMENT.

SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

BEARINGS DESCRIBED HEREIN ARE BASED UPON A SURVEY BY L. PETER DINAN, AS RECORDED IN DEED VOLUME 1114, PAGE 623.

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

BEING PART OF AUDITOR'S PARCEL #70-74-04-01-001.

THIS DESCRIPTION, WRITTEN ON FEBRUARY 19, 1996, IS BASED ON AN ACTUAL SURVEY OF THE PREMISES BY TERRY J. FINLEY, OHIO REGISTERED SURVEYOR #S-7222.

TERRY J. FINLEY
REGISTERED SURVEYOR

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY A. J. L. A.
2-20-96

STATE Ohio CITY
COUNTY Muskingum SUBDIVISION
TOWNSHIP Washington PLAT BOOK PAGE
SECTION Pt. of Qtr. Twp. 4 T. 1 R. 7 DEED VOL 1114 Pg. 623

Boundaries shown herein are based upon
a survey by Peter Dinan
Vol. 1114 Pg. 623

Scale: 1 in. = 60 ft.

G. Welker
V. 1114 Pg. 623

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY: *[Signature]*
2-20-96

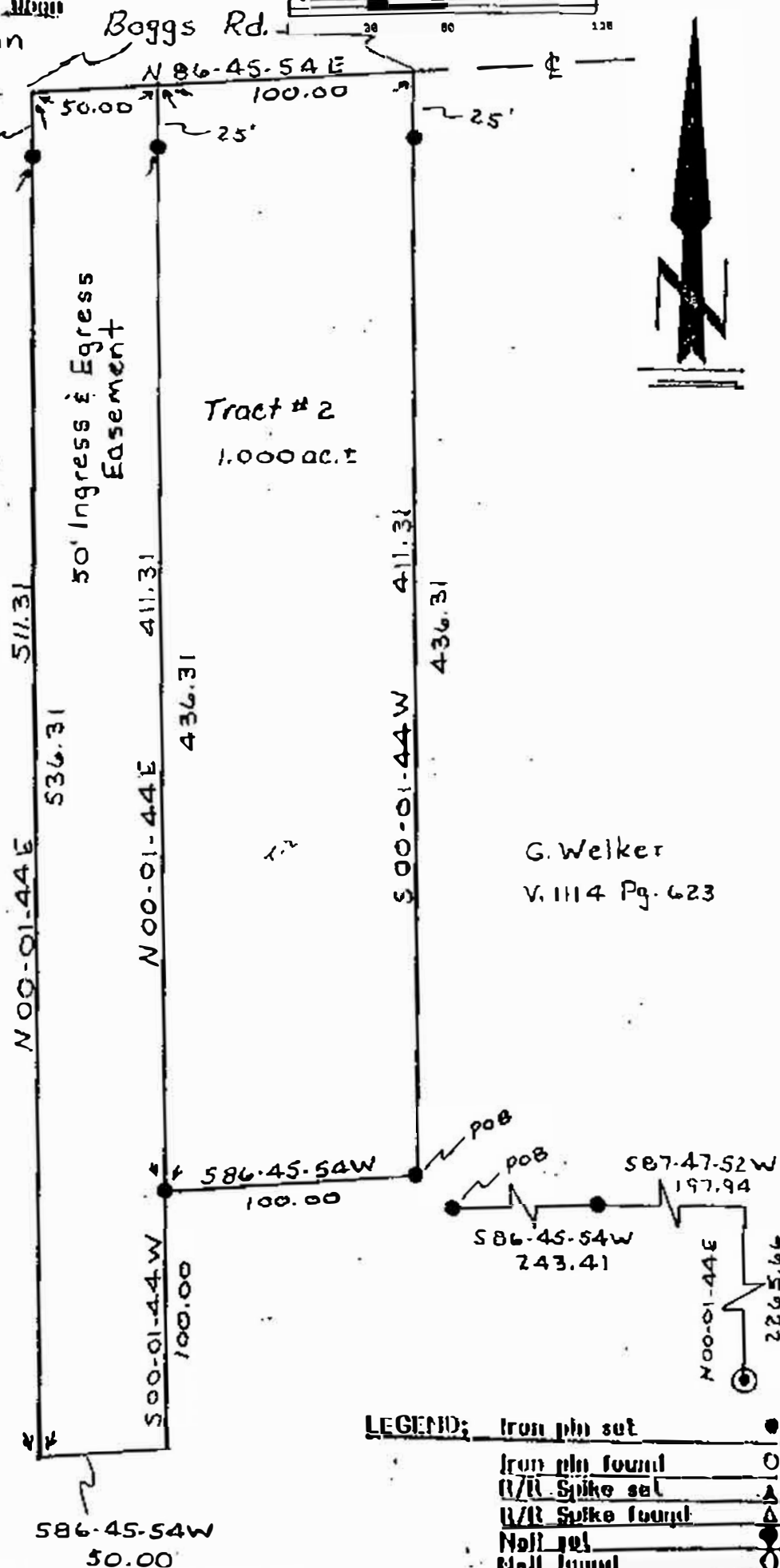


auditors parcel

OFFICE COPY
NOT RECORDABLE

This plat drawn on January 31, 1996 by
Terry J. Finley, Ohio registered surveyor

#7222 based on actual survey



LEGEND: Iron pin set ●
Iron pin found ○
1/2" Spike set ▲
1/2" Spike found △
Nail set ◆
Nail found ◇

Iron pins set / 5/8 rebar with cap



Terry J. Finley

SURVEYING & MAPPING

155 MOCKINGBIRD HILL
ZANESVILLE, OH 43701