

TERRY FINLEY
155 Mockingbird Hill, Zanesville, OH 43701
Phone or FAX (740) 454-8721

LEGAL DESCRIPTION

3811 Greengold Drive, Zanesville, OH 43701

Situated in the State of Ohio, County of Muskingum, Township of Washington, and being part of Quarter Township 4, Township 1, Range 7, and being all of those lands intended to be described in Deed Volume 680, page 244; being further bounded and described as follows:

Commencing at the northeast corner of Lot Number Twenty (20) of Kimberly Hills, as recorded in Plat Book 15, page 58, thence, north 89 degrees – 19 minutes – 17 seconds west, 20.97 feet, along the north line thereof, to a point; thence, north 06 degrees – 03 minutes – 54 seconds east, 569.53 feet to an iron pin found at the northwesterly corner of those lands now or formerly owned by W. & D. Hill (1123/72), and the **true point of beginning** for the parcel herein intended to be described;

Thence, along the easterly line of those lands now or formerly owned by J.D. Russell (2032/720), the following two (2) courses and distances:

1. north 06 degrees – 03 minutes – 54 seconds east, 219.62 feet to an iron pin found;
2. north 27 degrees – 42 minutes – 52 seconds east, 501.04 feet to an iron pipe found;

Thence, south 69 degrees – 15 minutes – 19 seconds east, 150.04 feet, along the south line of those lands now or formerly owned by Luburgh Holdings LTD (1918/842), to an iron pipe found;

Thence, continuing along the westerly line of said Luburgh Holdings LTD, south 00 degrees – 27 minutes – 37 seconds west, 721.60 feet to an iron pin found;

Thence, north 73 degrees – 54 minutes – 03 seconds west, 406.69 feet, along the northerly line of aforesaid W. & D. Hill lands, to the **point of beginning**, and **containing 4.932 acres more or less**.

Also included herein is the following described existing ingress/egress easement – beginning at the northeast corner of Lot Number Twenty (20) of Kimberly Hills, Plat Book 15, page 58, thence, north 89 degrees – 19 minutes – 17 seconds west, 20.97 feet to a point; thence, north 06 degrees – 03 minutes – 54 seconds east, 569.53 feet to an iron pin found at the southwest corner of above-described 4.932 acre parcel; thence, south 73 degrees – 54 minutes – 03 seconds east, 25.39 feet to a point; thence, south 06 degrees – 03 minutes – 59 seconds west, 522.75 feet to a point; thence, south 22 degrees – 29 minutes – 27 seconds east, 43.33 feet to a point; thence, north 89 degrees – 18 minutes – 09 seconds west, 24.93 feet to the point of beginning and the terminus of this easement.

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

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

Being all of Auditor's Parcel #70-88-01-23-000.



This description, written on October 30, 2009, is based on an actual survey by **Terry J. Finley, Ohio Registered Surveyor #S-7222**

Terry J Finley, Registered Surveyor #S-7222

DESCRIPTION
APPROVED
BY: *[Signature]*

LEGEND: IRON PIN FOUND ●
 IRON PIPE FOUND ○
 POINT ▲

J.D. RUSSELL
 2032/720

LUBURG HOLDINGS LTD.
 1918/842

0 60 120
 SCALE: 1"=120'

LUBURG HOLDINGS LTD.
 1918/842

214,847 Sq. Feet
 4.932 Acres
 Perimeter = 1998.99'

N 06°03'54" E
 219.62'

N 27°42'52" E
 501.04'

S 69°15'19" E
 150.04'

S 00°27'37" W
 721.60'

N 73°54'03" W
 406.69'

W. & D. HILL
 1123/72

N 06°03'54" E
 522.75'
 S 06°03'59" W
 522.75'
 EXISTING INGRESS/EGRESS EASEMENT

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF WASHINGTON AND BEING PART OF QUARTER TOWNSHIP 4, T-1, R-7 AND BEING ALL THOSE LANDS INTENDED TO BE DESCRIBED IN DEED VOLUME 680, PG. 244, BEING ALL OF AUDITOR'S PARCEL NO. 70-88-01-23-000

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

LINE TABLE:

A. N-89-19-17-W 20.97'
 B. S-22-29-27-E 43.33'
 C. N-89-18-09-W 24.93'

THIS PLAT AND ACCOMPANYING DESCRIPTION WERE PREPARED ON OCTOBER 30TH, 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.

DESCRIPTION

APPROVED

By: *[Signature]* 11/19/09



N.E. COR.
 LOT 20 KIMBERLY HILLS
 P.B. 15, PG. 58.

TERRY J. FINLEY P.S.

OFFICE COPY
 NOT RECORDED

TERRY J. FINLEY SURVEYING

155 MOCKINGBIRD HILL

ZANESVILLE, OHIO 43701

DATE: 10/30/2009

SCALE: 1" = 120'

DRAWN BY: TJF