



70-94-02-12-007

155 MOCKINGBIRD HILL

# Terry J. Finley Surveying & Mapping

Ohio Registered Surveyor #S-7222

## LEGAL DESCRIPTION FOR LELA BEATTY

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 PART OF THOSE LANDS DESCRIBED IN DEED VOLUME 1086, PAGE 359 OF THE MUSKINGUM COUNTY DEED RECORDS. FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN FOUND AT THE NORTHWEST CORNER OF LOT #2 OF MOCKINGBIRD HILL SUBDIVISION, THE RE-PLAT RECORDED IN PLAT BOOK 15, PAGE 138, THENCE, ALONG THE EAST LINE OF MOCKINGBIRD HILL ROAD, NORTH 00 DEGREES - 22 MINUTES - 18 SECONDS WEST, 123.47 FEET TO AN IRON PIN FOUND; THENCE, ALONG THE NORTH LINE OF SAID ROAD, NORTH 89 DEGREES - 19 MINUTES - 53 SECONDS WEST, 184.38 FEET TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF THOSE LANDS RECORDED IN DEED VOLUME 832, PAGE 97, PASSING AN IRON PIN FOUND AT 48.95 FEET; THENCE, ALONG THE EAST LINE OF AFORESAID ROAD, NORTH 00 DEGREES - 18 MINUTES - 39 SECONDS WEST, 173.13 FEET TO AN IRON PIN SET AND THE TRUE POINT OF BEGINNING FOR THE PARCEL HEREIN INTENDED TO BE DESCRIBED; THENCE, CONTINUING NORTH 00 DEGREES - 18 MINUTES - 39 SECONDS WEST, 137.72 FEET TO AN IRON PIPE FOUND AT THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN DEED VOLUME 702, PAGE 183; THENCE, SOUTH 77 DEGREES - 38 MINUTES - 39 SECONDS EAST, 318.04 FEET TO AN IRON PIN SET; THENCE, ALONG THE WESTERLY LINE OF THOSE LANDS RECORDED IN DEED VOLUME 936, PAGE 24, SOUTH 15 DEGREES - 25 MINUTES - 32 SECONDS EAST, 78.74 FEET TO AN IRON PIN SET; THENCE, NORTH 88 DEGREES - 55 MINUTES - 10 SECONDS WEST, 330.93 FEET TO THE POINT OF BEGINNING, PASSING AN IRON PIN SET AT 171.08 FEET, AND CONTAINING 0.777 ACRES MORE OR LESS.

SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

SUBJECT, ALSO, TO ALL COVENANTS AND RESTRICTIONS RECORDED FOR THE MOCKINGBIRD HILL SUBDIVISION AS RECORDED IN PLAT BOOK 15, PAGE 138.

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

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

BEING PART OF AUDITOR'S PARCEL #70-94-02-12-000.

THIS DESCRIPTION, WRITTEN ON AUGUST 20, 1994, 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 AUDITORS TRANSFER

BY

8-23-94

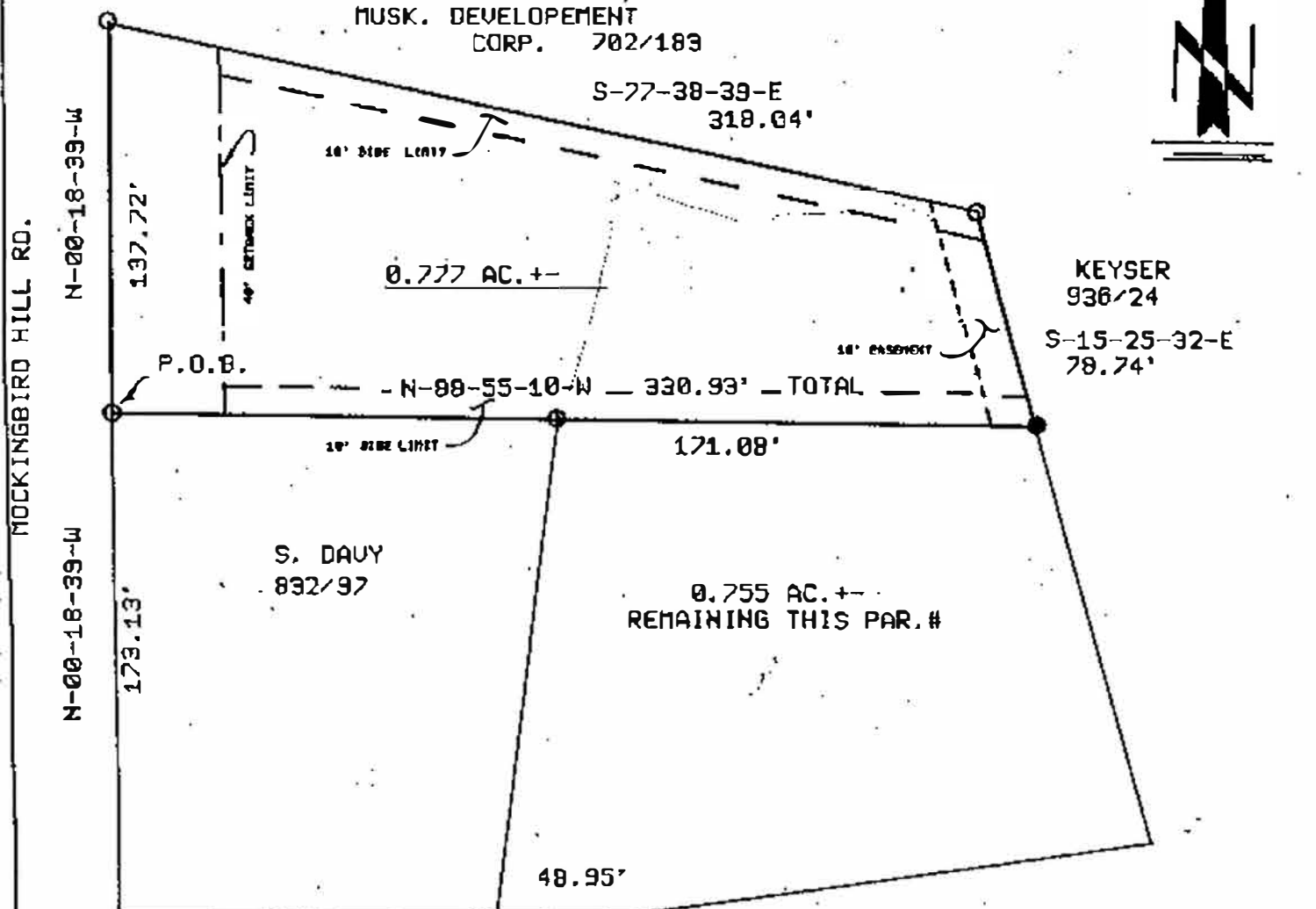
STATE OHIO  
 COUNTY MUSKINGUM  
 TOWNSHIP WASHINGTON  
 SECTION 1/4 TWP. 4/T-1,R-7

CITY  
 SUBDIVISION  
 PLAT BOOK PAGE  
 DEED VOL PAGE 1088/359

bearings shown hereon are based upon

ASSUMED AZMUTH AND TO BE USED FOR ANGLE PURPOSES ONLY.

Scale: 1 in. = 60 ft.



MOCKINGBIRD HILL RD.

N-00-22-18-W 123.47'

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BY [Signature]  
 8-23-77

N.W. CORNER LOT #2  
 MOCKINGBIRD HILL SUBD. RE-PLAT, PB.15  
 PG. 138

LEGEND:	
Iron pin set	●
Iron pin found	○
R/R Spike set	▲
R/R Spike found	△
Nail set	●
Nail found	○

auditors 70-94-02-12-000 PARson pins set / 5/0 rebar with cap

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 NOT RECORDED  
[Signature]



Terry J. Finley

This plat drawn on AUGUST 15, 1977 by  
 Terry J. Finley, Ohio registered surveyor—  
 #7222, based on actual survey.

SURVEYING & MAPPING

614-454-8721

1321 Hazel Ave.,  
 Zanesville, Ohio 43701