

S.A. ENGLAND SURVEYING

Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008



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Legal Description

0.367 Acres

All of Bayview Loan Servicing, LLC Parcels: Deed Book 2762, Page 008

Situated in the Township of Wayne, County of Muskingum, State of Ohio, and being a part of the Northwest Quarter of Section 4, Township 12N, Range 13W, of the Congress Lands, and being more particularly described as follows;

Being a Survey of 2 Parcels conveyed to Bayview Loan Servicing, LLC, as recorded in Deed Book 2762, Page 008, in the Muskingum County Deed Records, and being all of Auditor's P.P.N. 73-03-06-03-000 & P.P.N. 73-03-06-04-000, and further described as follows;

Commencing for reference at a 5/8" o.d. iron pin found on the East Right of Way Line of Wheeling Avenue marking the Northwest corner of the German Catholic Congregation (now called "St. Nicholas Cemetery"), as recorded in Plat Book 4, Page 85, of the Muskingum County Plat Records, and being the Southwest corner of a 2.06 Acre parcel conveyed to Douglas J. Merry, as recorded in Deed Volume 1137, Page 953;

Thence, N 43°49'25" E 214.50 feet with the East Right of Way Line of Wheeling Avenue, the same being the West line of said 2.06 Acre parcel conveyed to Merry (D.B.1137,Pg.953), to a mag nail set;

Thence, S 61°28'00" E 263.78 feet leaving Wheeling Avenue with the North line of said 2.06 Acre parcel conveyed to Merry (D.B.1137,Pg.953), to a 5/8" o.d. iron pin found marking the Southeast corner of a 0.35 Acre parcel conveyed to Donna Gregg, as recorded in Deed Book 2166, Page 388, being the **PRINCIPAL PLACE OF BEGINNING** of the 0.367 Acre parcel herein to be described, and passing over a 3/4" o.d. iron pipe found at 141.06 feet;

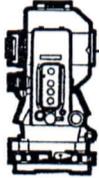
Thence with the boundary of said parcel conveyed to Gregg (D.B.2166,Pg.388), with the following three (3) courses and distances;

- 1) N 13°24'19" E 136.32 feet to a 5/8" o.d. iron pin found;
- 2) N 54°45'50" W 16.92 feet to a 5/8" o.d. iron pin found;
- 3) N 47°10'53" E 59.88 feet to a 5/8" o.d. iron pin found on the South Right of Way Line of Old Richards Road;

Thence, S 37°18'06" E 80.08 feet with the South Right of Way Line of Old Richards Road, to an iron pin set on the West line of Coal Run Road (undeveloped);

Thence with the West line of said Old Coal Run Road, with the following two (2) courses and distances;

- 4) S 06°32'00" W 49.50 feet to an angle point in a shed;
- 5) S 08°32'00" W 118.80 feet to an iron pin set on the North line of said 2.06 Acre parcel conveyed to Merry (D.B.1137,Pg.953), and passing over an iron pin set at 6.50 feet;



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Thence, **N 61°28'00" W 99.00 feet** with the North line of said 2.06 Acre parcel conveyed to Merry (D.B.1137,Pg.953), to the **PRINCIPAL PLACE OF BEGINNING**, and containing **0.367 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

The above described **0.367 Acre parcel** contains **0.181 Acres in P.P.N. 73-03-06-03-000 & 0.186 Acres in P.P.N. 73-03-06-04-000.**

The bearings of the above description are based on the East Right of Way Line of Wheeling Avenue, as being N 43°49'25" E, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in January of 2018.

Dated 1/21/18

OFFICE COPY
NOT RECORDABLE

Scott A. England P.S.
Ohio Registered Surveyor #7452

Job No. 3048-18MU

DESCRIPTION
APPROVED
By: *SAE* 1/21/18



Plat of Survey

Township of Wayne, County of Muskingum, State of Ohio, part NW Quarter Section 4, Township 12N, Range 13W, of the Congress Lands.

PROPERTY LOCATION:

Situated in the Township of Wayne, County of Muskingum, State of Ohio, part of the Northwest Quarter of Section 4, Township 12N, Range 13W, of the Congress Lands.

Being a Survey of 2 parcels conveyed to Bayview Loan Servicing, LLC, as recorded in Deed Book 2762, Page 008, in the Muskingum County Deed Records, and being all of Auditor's P.P.N. 73-03-06-03-000 & P.P.N. 73-03-06-04-000.

BASIS OF BEARING

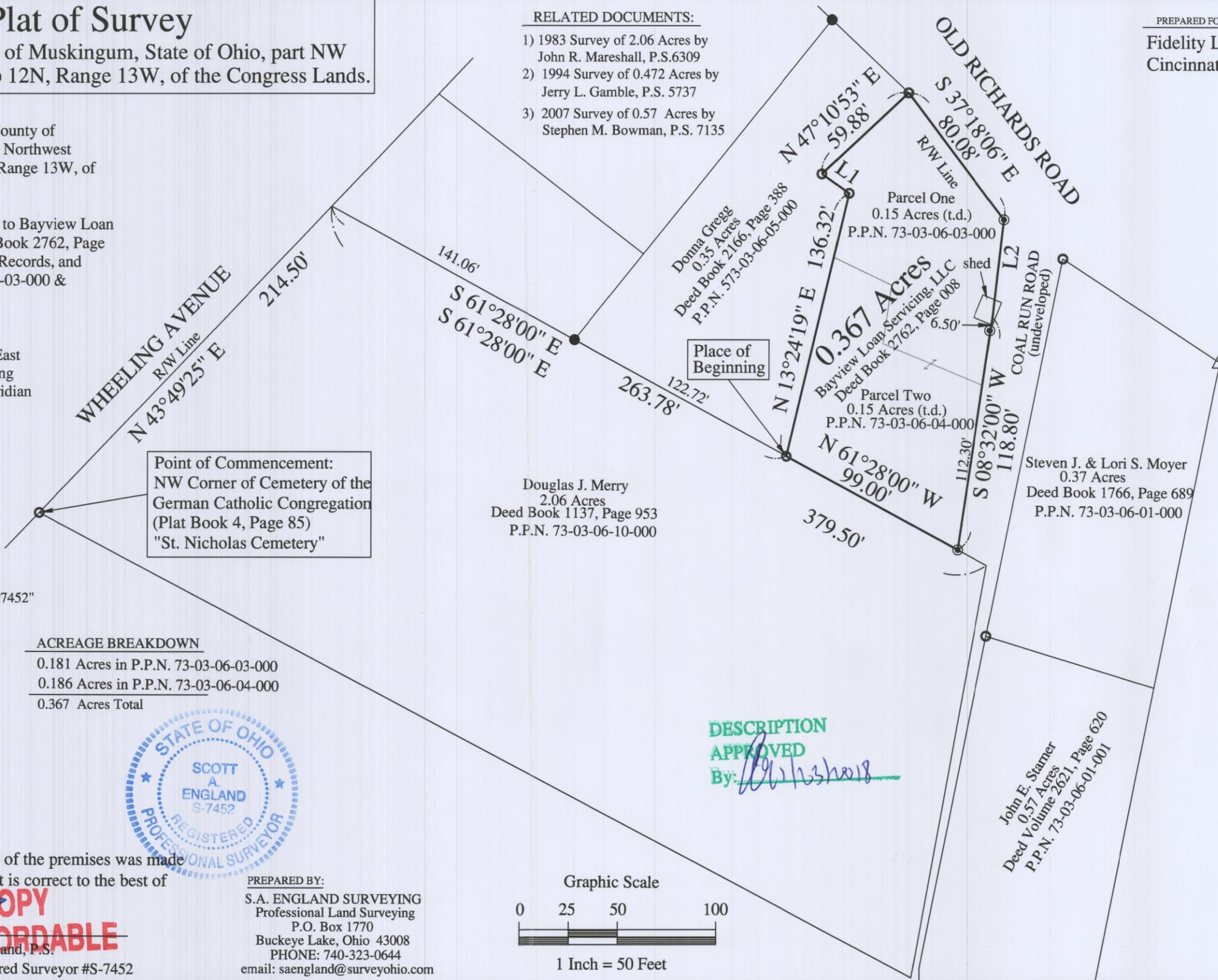
Bearings of this plat are based on the East R/W Line of Wheeling Avenue, as being N 43°49'25" E, and is an assumed Meridian used to denote angles only.

Point of Commencement:
NW Corner of Cemetery of the German Catholic Congregation (Plat Book 4, Page 85)
"St. Nicholas Cemetery"

RELATED DOCUMENTS:

- 1) 1983 Survey of 2.06 Acres by John R. Marshall, P.S.6309
- 2) 1994 Survey of 0.472 Acres by Jerry L. Gamble, P.S. 5737
- 3) 2007 Survey of 0.57 Acres by Stephen M. Bowman, P.S. 7135

PREPARED FOR:
Fidelity Land Title
Cincinnati, Ohio



LEGEND

- - 5/8" o.d.x30" long Iron Pin Set w/red cap labeled "S.A. England #7452"
- - 5/8" o.d. Iron Pin Found w/plastic cap
- - 3/4" o.d. Iron Pipe Found
- △ - Railroad Spike Found

ACREAGE BREAKDOWN

0.181 Acres in P.P.N. 73-03-06-03-000
0.186 Acres in P.P.N. 73-03-06-04-000
0.367 Acres Total

- L1- N 54°45'50" W
16.92'
- L2- S 06°32'00" W
49.50'



DESCRIPTION APPROVED
By: *[Signature]*

I hereby certify that an actual survey of the premises was made, and that this plat is correct to the best of my knowledge.

Date: *1/22/18*
OFFICE COPY NOT RECORDABLE
Scott A. England, P.S.
Ohio Registered Surveyor #S-7452

PREPARED BY:
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