Drive (50

162.58

Wide RIW

Plat of Survey

Township of Falls, County of Muskingum, State of Ohio, part Lot 8 in the West Half of Quarter Township 1, Township 1N, Range 8W, of the United States Military Lands

> SCOTT A. ENGLAND S-7452

PROPERTY LOCATION:

Being a Re-Survey of a 0.95 Acre parcel conveyed to Phyllis Anne Colopy, Trustee, as recorded in O.R. Book 2954, Page 234, in the Muskingum County Deed Records, and being all of Auditor's P.P.N. 17-17-01-08-000.

BASIS OF BEARING

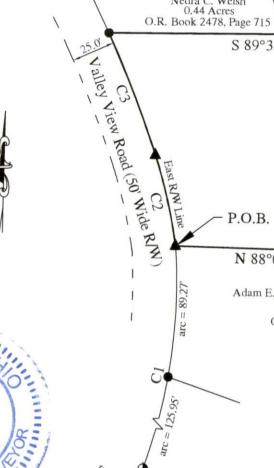
The bearings of this plat are based on the North line of Lot 22 of Valley View Village No. 2 (P.B.9, Pg.39), as being N 32°11'12" E, and is based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD83).

RELATED DOCUMENTS

- 1) Plat of Valley View Village No. 2 Plat Book 9, Page 39
- 2) 1996 Survey of 0.473 Acres by Stephen M. Bowman, P.S. 6923

LEGEND

- 1" o.d. Iron Pipe Found
- 5/8" x 30" Iron Pin set w/red cap stamped "S.A. England #S-7452"
 - "T" post w/aluminum survey cap
- Axle Found
- 1.5" o.d. Iron Pipe Found
- 3/4" o.d. Iron Pipe Found



Jeffco Properties, LLC 0.47 Acres O.R. Book 2761, Page 322

0.944 Acres Surveyed

Phyllis Anne Colopy, Trustee 0.95 Acres O.R. Book 2954, Page 234 P.P.N. 17-17-01-08-000

175.13'

DESCRIPTION **APPROVED**

N 88°31'54" W

315.97

By: DAB 9-14-2023

Adam E. Higgins & Vicki S. McCutcheon 0.473 Acres O.R. Book 2077, Page 99

Michael D. & Jacklyn T. Slone 0.45 Acres O.R. Book 2601, Page 891

CURVE TABLE

No.	Arc length	Radius	Delta Angle	Chord/Distance	
C1	215.22'	307.86'	40°03'18"	N 11°56'42" E	210.87
C2	53.21'	307.86'	09°54'11"	N 12°23'55" W	53.14'
C3	74.84'	695.90'	06°09'42"	N 20°54'32" W	74.80'
C4	143.47'	369.22'	22°25'49"	S 24°45'32" E	142.57'

Scott A. England, P.S. Ohio Registered Surveyor #S-7452 P.O.C.: SW Corner Lot 22 NW Corner Lot 21 Valley View Village No. 2 Plat Book 9, Page 39

Nedra C. Welsh 0.44 Acres

S 89°35'04" E

P.O.B.

N 88°06'01" W

Graphic Scale 80

1 Inch = 40 Feet

S.A. ENGLAND SURVEYING Professional Land Surveying P.O. Box 1770 Buckeye Lake, Ohio 43008

PHONE: 740-323-0644 WWW.SURVEYOHIO.COM