

17-19-01-01-002

Adjoiner Split from Stephen G. Rider to Madson Commercial Holdings Ltd.

Situated in the State of Ohio, County of Muskingum, Township of Falls, Quarter Township 1, and being part of Bank Lot 3, Township 1, Range 8, United States Military Lands, and being part of the lands presently owned by Stephen G. Rider as per Official Record 2482, Page 796, and being more particularly described as follows:

Beginning for reference at the Northwest Corner of Bank Lot 3 as per Deed Book "K", Page 644;

Thence along the north line of Bank Lot 3, South 87 degrees 35 minutes 33 seconds East, 741.46 feet, (by deed), to a point in the centerline of State Route 60, and the northwest corner of lands presently owned by Madson Commercial Holdings Ltd., (OR 2085-362);

Thence along the centerline of said route, and the west line of said Madson lands, South 08 degrees 04 minutes 13 seconds West, 277.83 feet, (by deed), to a point on the northwest corner of lands presently owned by Stephen G. Rider, (OR 2482-796), and the principal place of beginning;

Thence along the north line of said Rider lands, and the south line of said Madson lands, South 89 degrees 18 minutes 43 seconds East, 218.20 feet to an iron pin set, passing an iron pin found at 40.00 feet;

Thence through said Rider lands, South 01 degrees 25 minutes 34 seconds East, 35.03 feet to an iron pin set on the north line of lands presently owned by 3950 Frazeyburg Road LLC, (OR 2464-339);

Thence along the north line of 3950 Frazeyburg Road LLC, North 89 degrees 18 minutes 43 seconds West, 224.03 feet to a point in the centerline of State Route 60, passing an iron pin found at 185.14 feet;

Thence along the centerline of said State Route 60, North 08 degrees 04 minutes 13 seconds East, 35.30 feet to the principal place of beginning, containing 0.18 acres, more or less, and being part of Auditor's Parcel Number 17-19-01-01-001.

The above described tract is not be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations.

The above described tract is subject to an Ingress, Egress, Easement to be retained by the grantor, to access their property to the east, and is described as the entire above described tract.

Subject to all legal recorded easements and right of ways.

Iron pins set are 5/8 inch rebars , 30 inches long, with plastic identification caps.

Bearings are based on the Ohio State Plane Coordinate System, NAD 83, South Zone, Grid North, as per GPS observations.

17-19-01-01-002 A

This description is written based on a field survey completed March 21, 2017, by Jack D. Newcome, Reg. No. 7321.

**OFFICE COPY
NOT RECORDABLE**

Jack D. Newcome, Reg. No. 7321

3-22-17

Date

DESCRIPTION
APPROVED
By: 3/28/17



**APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**

3/21/17

Date

Fee Paid

SITUATED IN:

State of Ohio, County of Muskingum, Township of Falls, Quarter Township 1, and being a part of Bank Lot 3, Township 1, Range 8, United States Military Lands.

LEGEND

- △ Railroad Spike Set
- Iron Pin Found
- ⊞ Stone Found
- Axle Found
- Iron Pipe Found
- ▲ Railroad Spike Found
- ⊙ Iron Pin Set, 5/8" rebar
- ⊞ Monument Found

BASIS OF BEARINGS

Bearings are based on the Ohio State Plane Coordinate System, NAD 83, South Zone Grid North, as per GPS observations.

REFERENCES

OR 2085-362
OR 2482-796
OR 2464-339
DR k-644

PARCEL NO.

Part of: 17-19-01-01-001 +- 0.18 Acres

Northwest Corner of Bank Lot 3, DR "K" pg. 644

S 87°35'33"E
741.46' (by deed)

Not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations.

Lot 4
Lot 3

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Approved for Transfer
No On-Lot Sewage
Zanesville-Muskingum Co.
Health Department

Date

Date

Fee Paid

Madson Commercial
Holdings Ltd.
OR 2085-362

DESCRIPTION
APPROVED
By: *[Signature]*

Stephen G. Rider
OR 2482-796

N 08°04'13"E 35.30' 40.00' 38.89' 178.20' S 89°18'43"E 218.20' S 01°25'34"E 35.03' S 89°18'43"W 224.03' 185.14' Stephen G. Rider OR 2482-796 +- 0.18 Acres

3950 Frazeysburg Road LLC
OR 2464-339



OFFICE COPY
NOT RECORDABLE

Jack D. Newcome

Date

Reg. Surveyor No. 7321



Newcome Surveying Company
8515 Ballard Road
Nashport, Ohio
740-452-5796