

**+ - 0.03 Acre Adjoiner Split of Lot 10**

Situated in the State of Ohio, County of Muskingum, City of Zanesville, and being part of Lot No. 10, of Pine Ridge Subdivision, as per Plat Book 17, Page 85, and being part of the lands presently owned by Kristin L. and James D. Ayers Jr. as per Official Record 2334, Page 210, and being more particularly described as follows:

Beginning for reference and the principal place of beginning, at an iron pin found at the southwest corner of Lot 9 of Pine Ridge Subdivision, (Pl. Bk. 17, Pg. 85);

Thence along the south line of Lot 10, South 66 degrees 54 minutes 37 seconds West, 47.89 feet to an iron pin set;

Thence through Lot 10, North 23 degrees 06 minutes 50 seconds West, 57.86 feet to an iron pin set on the west line of Lot 9;

Thence along the west line of Lot 9, South 62 degrees 43 minutes 06 seconds East, 75.12 feet to the principal place of beginning, containing 0.03 acres more or less.

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.

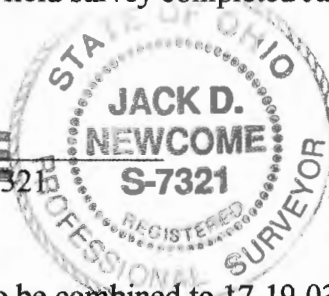
Bearings are based on those depicted on the plat of Pine Ridge Subdivision, Pl. Bk. 17, Pg. 85.

This description is written based on a field survey completed January 13, 2012, by Jack D. Newcome, Reg. No. 7321.

**OFFICE COPY**

**NOT RECORDED**

Jack D. Newcome, Reg. No. 7321



1-27-12  
Date

Parcel No.

Part of: 17-19-03-47-000 + - 0.03 Acres to be combined to 17-19-03-48-000

Note: The above described tract is 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.

**APPROVED**  
**MINOR LOT SPLIT ONLY**  
**MUSKINGUM COUNTY**  
**PLANNING COMMISSION DIRECTOR**

1/31/12  
Date

Fee Paid

DESCRIPTION  
APPROVED  
By: [Signature] 1/21/2012

# SITUATED IN:

State of Ohio, County of Muskingum, City of Zanesville, and being part of Lot 10 of Pine Ridge Subdivision, Plat Book 17, Page 85.

## PARCEL NO.

Part of: 17-19-03-47-000 +- 0.03 Acres

## BASIS OF BEARINGS

Bearings are based on those depicted on the plat of Pine Ridge Subdivision, Pl. Bk. 17, Pg. 85.

## REFERENCES

Pl. Bk. 17, Pg. 85

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

1/31/12  
Date

Tri-Valley Builders Inc.  
OR 2059-651

APPROVED  
MINOR LOT SPLIT ONLY  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

Fee Paid

1/31/12  
Date

## 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

Lot 9

Kristin L. and  
James D. Ayers Jr.  
OR 2334-210  
+- 0.03 Acres

Lot 10

Kristin L. and  
James D. Ayers Jr.  
OR 2334-210

Southwest Corner of Lot  
9, of Pine Ridge  
Subdivision, Plat Book  
17, Page 85.

N 23°06'50"W  
57.86'

75.12'  
S 62°43'06"E

S 66°54'37"W  
47.89'

Colburn Drive 50' R/W

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.



DESCRIPTION  
APPROVED

By: [Signature] 1/31/2012



OFFICE COPY  
NOT RECORDABLE  
Jack D. Newcome  
Reg. Surveyor No. 7321

Newcome Surveying Company  
6515 Ballard Road  
Nashport, Ohio  
740-452-5796