

Survey for W. Kevin Upton

Situated in the Township of Falls, County of Muskingum, State of Ohio and being part of the South half Quarter Township 2, Township 1 North, Range 7 West, of the U.S. Military Lands, being bounded and described as follows:

Commencing for reference at an iron pin found, at the southeast corner of Lot 3 of J.E. & G.B. Moore Subdivision, Plat Book 7, Page 60; said iron pin found being also the **TRUE POINT OF BEGINNING**, of the parcel herein described;

thence along the northwest line of property conveyed to Jane S. Donoho (Volume 1138, page 505), South 60 degrees 15 minutes 22 seconds West, a distance of 117.38 feet to an iron pin set (Eicher S-8233);

thence with the east line of the property conveyed to Mervin E. and Karen S. McCoy (Volume 1114, Page 172) North 27 degrees 27 minutes 38 seconds West, a distance of 138.79 feet to an iron pin found (Linn);

thence with the north property line of said McCoy property along a curve to the right a distance of 35.94 feet, with a radius of 50.00 feet, a chord bearing South 74 degrees 07 minutes 48 seconds West, a chord distance of 35.17 feet to an iron pin found (Linn);

thence continuing with the north property line of said McCoy property North 85 degrees 16 minutes 40 seconds West, a distance of 84.24 feet to an iron pin found (Linn);

thence through the property conveyed to W. Kevin Upton (Volume 1080, Page 121) the following three courses:

thence North 84 degrees 19 minutes 12 seconds East, a distance of 71.77 feet to an iron pin set (Eicher S-8233);

thence along a curve to the left a distance of 42.07 feet, with a radius of 40.00 feet, a chord bearing North 54 degrees 11 minutes 15 seconds East, a chord distance of 40.16 feet to an iron pin set (Eicher S-8233);

thence South 62 degrees 40 minutes 46 seconds East, a distance of 202.28 feet to an iron pin found, said iron pin found also being the True Point of Beginning of the Parcel herein described, containing 0.262 acres more or less.

The bearings in the above description are based on the north line of the property conveyed to Mervin E. and Karen S. McCoy (Volume 1114, Page 172) as being North 85 degrees 16 minutes 40 seconds West.

Iron pins set are 5/8" rebar, 30" long with plastic ID caps "Eicher S-8233".

Subject to all right of ways, easements, restrictions, zoning regulations, either written or implied.

Part of Auditor's Parcel: 17-38-01-35-000
Prior Deed Reference: Volume 1080, Page 121.

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. Parcel to be combined to Auditor's Parcel Number 17-38-01-35-002.

This legal description was prepared by Mark J. Eicher (PS# 8322) and is based on record documents and a field survey completed on October 6, 2010.

DESCRIPTION
APPROVED

By: DP Switzer 10/7/10
AJ

CORRECTIVE INGRESS/EGRESS EASEMENT

The below described ingress/egress easement is a corrective description, replacing the ingress/egress easement conveyed to Mervin E. and Karen S. McCoy (Volume 1114, Page 172);


There is appended to the above described tract and to Auditor's Parcel Number 17-38-01-35-002 an augmented easement for the purpose of ingress and egress between the above described tract and Park Avenue and being more particularly described as follows:

Beginning at an iron pin found at the northwest corner of property conveyed to Mervin E. and Karen S. McCoy (Volume 1114, Page 172); thence North 85 degrees 16 minutes 40 seconds West, a distance of 66.88 feet to a point; thence along a curve to the right a distance of 198.30 feet, with a radius of 125.00 feet, a chord bearing North 39 degrees 49 minutes 51 seconds West, a chord distance of 178.15 feet to a point; thence North 05 degrees 36 minutes 58 seconds East, a distance of 28.49 feet to a point; thence South 85 degrees 28 minutes 56 seconds East, a distance of 0.50 feet to a point; thence North 05 degrees 36 minutes 38 seconds East, a distance of 196.37 feet to a point on the south line of Park Avenue; thence along the south line Park Avenue South 84 degrees 40 minutes 00 seconds East, a distance of 49.00 feet to a point; thence leaving the south line of Park Avenue South 05 degrees 37 minutes 06 seconds West, a distance of 195.70 feet to a point; thence South 85 degrees 28 minutes 56 seconds East, a distance of 0.50 feet to a point; thence South 05 degrees 35 minutes 58 seconds West, a distance of 29.42 feet to a point; thence along a curve to the left a distance of 118.98 feet, with a radius of 75.00 feet, a chord bearing South 39 degrees 49 minutes 51 seconds East, a chord distance of 106.89 feet to a point; thence South 85 degrees 16 minutes 40 seconds East, a distance of 62.33 feet to a point; thence North 84 degrees 19 minutes 12 seconds East, a distance of 28.49 feet to a point; thence along the curve to the right a distance of 136.31 feet, with a radius of 40.00 feet, a chord bearing South 73 degrees 34 minutes 27 seconds East, a chord distance of 79.29 feet to an iron pin set (Eicher S-8233); thence continuing along a curve to the right a distance of 42.07 feet, with a radius of 40.00 feet, a chord bearing South 54 degrees 11 minutes 15 seconds West, a chord distance of 40.16 feet to an iron pin set (Eicher S-8233); thence South 84 degrees 19 minutes 12 seconds West, a distance of 71.77 feet to an iron pin found, said iron pin found also being the True Point of Beginning of the Parcel herein described, containing 0.667 acres more or less. Subject to all right of ways, easements, restrictions, zoning regulations, either written or implied.

Part of Auditor's Parcel: 17-38-01-35-000
Prior Deed Reference: Volume 1080, Page 121 and Volume 1114, Page 172

Iron pins set are 5/8" rebar, 30" long with plastic ID caps "Eicher S-8233".

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR



10/20/10

Date

Fee Paid

STATE OF OHIO
MARK J. EICHER
S-8233
REGISTERED
PROFESSIONAL SURVEYOR

OFFICE COPY
NOT RECORDABLE

Mark J. Eicher S-8233

10-14-10

Date

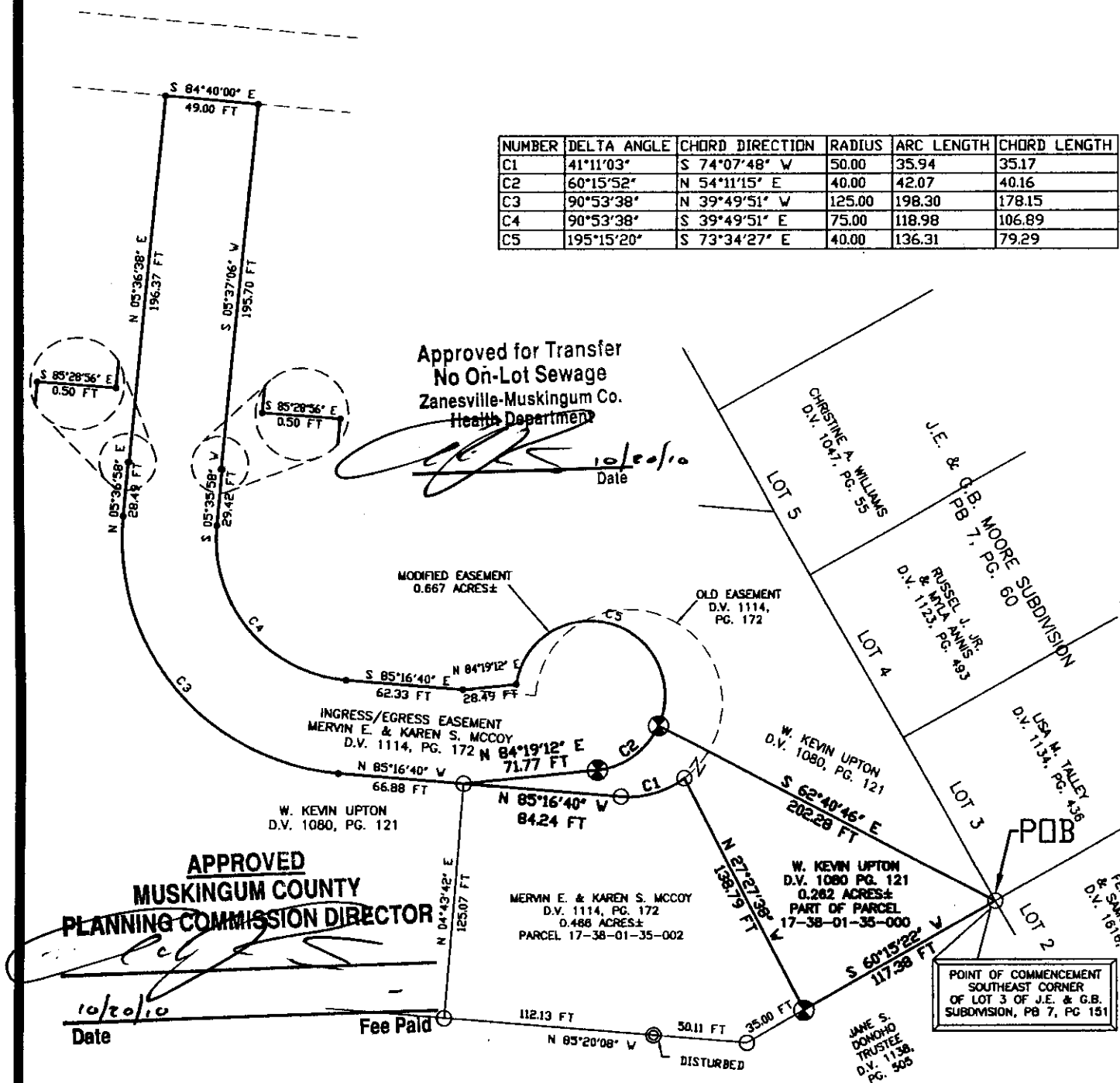
SURVEY FOR W. KEVIN UPTON

SITUATED IN THE SOUTH HALF OF QUARTER TOWNSHIP 2
TOWNSHIP 1 NORTH, RANGE 7 WEST,
U. S. MILITARY LANDS
TOWNSHIP OF FALLS
COUNTY OF MUSKINGUM,
STATE OF OHIO

LEGEND

- IRON PIN SET
5/8" X 30" REBAR WITH
I.D. CAP EICHER S-8233
- POINT
- IRON PIN FOUND
- ⊙ IRON PIPE FOUND

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	41°11'03"	S 74°07'48" W	50.00	35.94	35.17
C2	60°15'52"	N 54°11'15" E	40.00	42.07	40.16
C3	90°53'38"	N 39°49'51" W	125.00	198.30	178.15
C4	90°53'38"	S 39°49'51" E	75.00	118.98	106.89
C5	195°15'20"	S 73°34'27" E	40.00	136.31	79.29



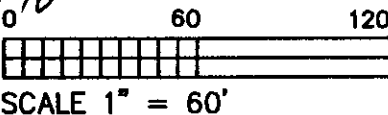
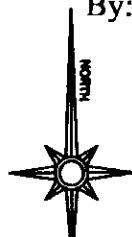
NOT TO BE USED AS A SEPARATE
BUILDING SITE OR TRANSFERRED AS AN
INDEPENDENT PARCEL IN THE FUTURE
WITHOUT PLANNING COMMISSION
APPROVAL IN ACCORDANCE WITH
APPLICABLE SUBDIVISION REGULATIONS.
PARCEL TO BE COMBINED TO AUDITOR'S
PARCEL 17-38-01-35-002

NOTE:
BEARINGS ON THIS PLAT ARE BASED ON THE NORTH LINE OF
PROPERTY CONVEYED TO MEVIN AND KAREN MCCOY, DV 1114,
PG 172, AS BEING SOUTH 85° 16' 40" EAST

DESCRIPTION
APPROVED

By: *[Signature]* 10/20/10

REFERENCES
deeds as noted
county tax records
existing monumentation



EICHER ENGINEERING
AND CONSULTING

MARK J. EICHER, P.E., P.S.
47 NORTH 4TH STREET, SUITE 204
ZANESVILLE, OHIO 43701
(740) 450-9309

Plat prepared by Mark J. Eicher
Ohio Professional Surveyor S-8233
based on an actual survey completed
on the 6th day of October, 2010.