

1.08 Acre Property Survey Split of  
Harold and Mary Palmer Property

Situated in the State of Ohio, County of Muskingum, Township of Falls, Quarter Township 2, Township 1, Range 7, United States Military Lands, and more particularly described as follows:

Beginning for reference at an axle found at the Northeast corner of Lot 52, of Upper Highland No. 3 Subdivision, Plat Book 8, Page 71 of the Muskingum County Records.

Thence across East Highland Drive and along the north line of lands presently owned by C. Segraves(OR 1627-325), South 81 degrees 28 minutes 35 seconds East, 57.48 feet to a point on the east right of way line of East Highland Drive and the west line of lands presently owned by Harold and Mary Palmer(DR 1100-141), passing an iron pin found at 57.03 feet;

Thence along said east right of way line, and said west line of Harold and Mary Palmer the following two courses:

1.) Along a non-tangent curve to the right, with a radius of 417.00 feet, an arc length of 99.44 feet, and a chord which bears North 05 degrees 30 minutes 02 seconds East, 99.44 feet to an iron pipe found, on the southwest corner of said Palmer lands as per DR 1049-578;

2.) North 13 degrees 04 minutes 29 seconds East, 111.81 feet to an iron pin set and the principal place of beginning;

Thence continuing along said right of way, North 13 degrees 04 minutes 29 seconds East, 24.00 feet to an iron pin set;

Thence continuing along said right of way, and along a non-tangent curve to the left, with a radius of 742.00 feet, and an arc length of 160.43 feet, and a chord which bears North 06 degrees 52 minutes 33 seconds East, 160.24 feet to a railroad spike set;

Thence through the lands presently owned by Harold J. And Mary F. Palmer(DR 1049-578) the following four courses:

1.) Along the edge of a concrete drive, South 55 degrees 22 minutes 20 seconds East, 273.05 feet to an iron pin set along said edge;

2.) Continuing along the edge of a concrete drive, with a non-tangent curve to the left with a radius of 506.68 feet, an arc length of 89.40 feet and a chord which bears South 61 degrees 47 minutes 08 seconds East, 89.40 feet to an iron pin set;

3.) South 38 degrees 23 minutes 37 seconds West, 144.36 feet to an iron pin set;

4.) North 61 degrees 44 minutes 59 seconds West, 270.65 feet to the principal place of beginning, containing 1.08 acres more or less.

Part of Parcel No.: 18-17-40-02-09-000 +-1.08 Acres

The above described tract is subject to an encumbering 10

feet wide utility easement, more particularly described as follows:

Beginning for reference at an axle found at the Northeast corner of Lot 52, of Upper Highland No. 3 Subdivision, Plat Book 8, Page 71 of the Muskingum County Records.

Thence across East Highland Drive and along the north line of lands presently owned by C. Sagraves(OR 1627-325), South 81 degrees 28 minutes 35 seconds East, 57.48 feet to a point on the east right of way line of East Highland Drive and the west line of lands presently owned by Harold and Mary Palmer(DR 1100-141), passing an iron pin found at 57.03 feet;

Thence along said east right of way line, and said west line of Harold and Mary Palmer the following four courses:

- 1.) Along a non-tangent curve to the right, with a radius of 417.00 feet, an arc length of 99.44 feet, and a chord which bears North 05 degrees 30 minutes 02 seconds East, 99.44 feet to an iron pipe found, on the southwest corner of said Palmer lands as per DR 1049-578;
- 2.) North 13 degrees 04 minutes 29 seconds East, 111.81 feet to an iron pin set;
- 3.) North 13 degrees 04 minutes 29 seconds East, 24.00 feet to an iron pin set;
- 4.) Along a non-tangent curve to the left, with a radius of 742.00 feet, and an arc length of 160.43 feet, and a chord which bears North 06 degrees 52 minutes 33 seconds East, 160.24 feet to a railroad spike set and the principal place of beginning;

Thence along the north line of the above described tract the following two courses:

- 1.) South 55 degrees 22 minutes 20 seconds East, 273.05 feet to an iron pin set along the edge of a concrete drive;
- 2.) Continuing along the edge of a concrete drive, with a non-tangent curve to the left with a radius of 506.68 feet, an arc length of 89.40 feet and a chord which bears South 61 degrees 47 minutes 08 seconds East, 89.40 feet to an iron pin set;

Thence along the east line of above described tract, South 38 degrees 23 minutes 37 seconds West, 10.36 feet to a point;

Thence through the above described tract, the following two courses:

- 1.) Along a non-tangent curve with a radius of 516.68 feet, an arc length of 88.56 feet to a point, and a chord which bears North 61 degrees 37 minutes 42 seconds West, 88.56 feet to a point;
- 2.) North 55 degrees 22 minutes 20 seconds West, 266.56 feet to a point on the east right of way of East Highland Drive;

Thence along said right of way, on a non-tangent curve to the left, with a radius of 742.00 feet, an arc length of 11.99 feet, and a chord which bears North 01 degrees 08 minutes 24 seconds East, 11.99 feet to the principal place of beginning, containing 0.08 acres more or less.

Subject to all legal right of ways, and applicable easements written or implied.

Bearings are based on the east line of Upper Highland No. 3 subdivision, as being an assumed bearing of North 01 degrees 00 minutes 00 seconds West, as per adjoiner survey by D. Binckley.

This description is based on a field survey completed by Jack D. Newcome on December 09, 2006.

NOTICE OF  
OFFICE COPY  
NOT RECORDED

Jack D. Newcome  
Jack D. Newcome Reg. No. 7321

12-15-06  
Date

APPROVED FOR CLOSURE

12/19/2006



East Right of Way  
of East Highland Drive

# 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

Axle Found at the  
Northeast Corner of Lot  
No. 52 of Upper Highland  
No. 3 Subdivision, as  
depicted in Plat Book 8,  
Page 71, of the Muskingum  
County Records.

S 81°28'35"E  
57.48'

S 81°28'35"E  
0.45'

C. Segraves  
OR 1627-325

East Right of Way  
of East Highland Drive

N 13°04'29"E  
24.00'

A=160.43'  
R=742.00'  
N 06°32'33"E  
160.24'

A=11.99'  
R=742.00'  
N 01°08'24"E  
11.99'

Harold J. and  
Mary F. Palmer  
DR 1049-578

Harold J. and  
Mary F. Palmer  
DR 1049-578  
+- 1.08 Acres

Harold J. and  
Mary F. Palmer  
DR 1100-141

0.08 Acre  
Utility  
Easement

10' Wide Driveway

A=88.56'  
R=516.68'  
N 61°37'42"W  
88.56'

A=89.40'  
R=508.68'  
S 61°47'08"E  
89.40'

S 38°23'37"W  
10.36'

Harold J. and  
Mary F. Palmer  
DR 1049-578

APPROVED  
MINOR LOT SPLIT ONLY  
MUSKINGUM COUNTY  
PLANNING COMMISSION

12/20/06  
Date

Fee Paid

## SITUATED IN:

State of Ohio, County of Muskingum, Township of Falls, and being part of  
Quarter Township 2, Township 1, Range 7, United States Military Lands

## BASIS OF BEARINGS

Bearings are based on the east line of Upper Highland No. 3 subdivision,  
as being an assumed bearing of North 01 degrees 00 minutes 00 seconds  
West, as per adjainer survey by D. Binckley.

## REFERENCES

DR 1100-141  
DR 1049-578  
OR 1627-327  
DR 1017-441  
OR 1157-276  
OR 1775-393

Approved For Transfer  
On Lot Splat 800  
Date 12/20/06  
[Signature]



NOT RECORDED  
12-15-06  
Date  
Reg. Surveyor No. 7321

## PARCEL NO.

Part of: 18-17-40-02-09-000 +- 1.08 Acres

## APPROVED FOR CLOSURE

12/20/06  
[Signature]

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

