

Adjoiner Split from Vernon C. and Sylvonna S. Shearer Lands to Amanda Collins and Jo Ann Mount in Falls Township, Muskingum County

Situated in the State of Ohio, County of Muskingum, Township of Falls, Quarter Township 4, and being part of Lot 710, of Licking View Realty Company, as per Pl. Bk. 5, Pg. 52, Township 1, Range 8, United States Military Lands, presently owned by Vernon C. and Sylvonna S. Shearer as per Official Record 1892, Page 473, and being more particularly described as follows:

Beginning for reference and the principal place of beginning, at and iron pin set at the southwest corner of Lot 710, of Licking View Realty Company, (Pl. Bk. 5, Pg. 52);

Thence along the south line of a 16 feet wide Alley, North 40 degrees 29 minutes 12 seconds East, 26.92 feet to an iron pin set;

Thence through the lands presently owned by Vernon C. and Sylvonna S. Shearer, (OR 1892-473), South 49 degrees 30 minutes 48 seconds East, 132.00 feet to a iron pin set, on the north line of Camden Road, (R\W 50');;

Thence along the north line of said road, South 40 degrees 29 minutes 12 seconds West, 26.92 feet to an iron pin set on the southwest corner of Lot 710, and the southeast corner of lands presently owned by Amanda Collins, and Jo Ann Mount, (OR 2437-888);

Thence along the lot line and said Collins and Mount east line, North 49 degrees 30 minutes 48 seconds West, 132.00 feet to the principal place of beginning, containing 0.08 acres, more or less, and being part of Auditor's Parcel Number 17-86-05-02-000.

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

Subject to all legal recorded easements and right of ways.

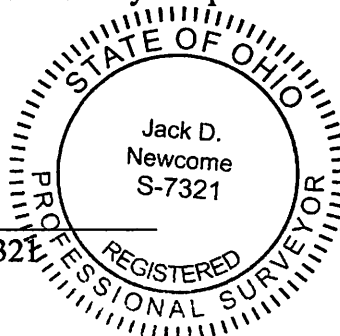
Iron pins set are 5\8 inch rebars , 30 inches long, with plastic identification caps.

Bearings are based on the Ohio State Plane Coordinate System, NAD 83(2011), South Zone, Grid North as per GPS observations, all distances are grid distances.

This description is written based on a field survey completed Mar. 4, 2026, by Jack D. Newcome, Reg. No. 7321.

OFFICE COPY

~~NOT RECORDED~~
Jack D. Newcome, Reg. No. 7321



3-5-26
Date

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DATE

DESCRIPTION

APPROVED

By: D.M. Barnhard

3-23-2026

SITUATED IN:

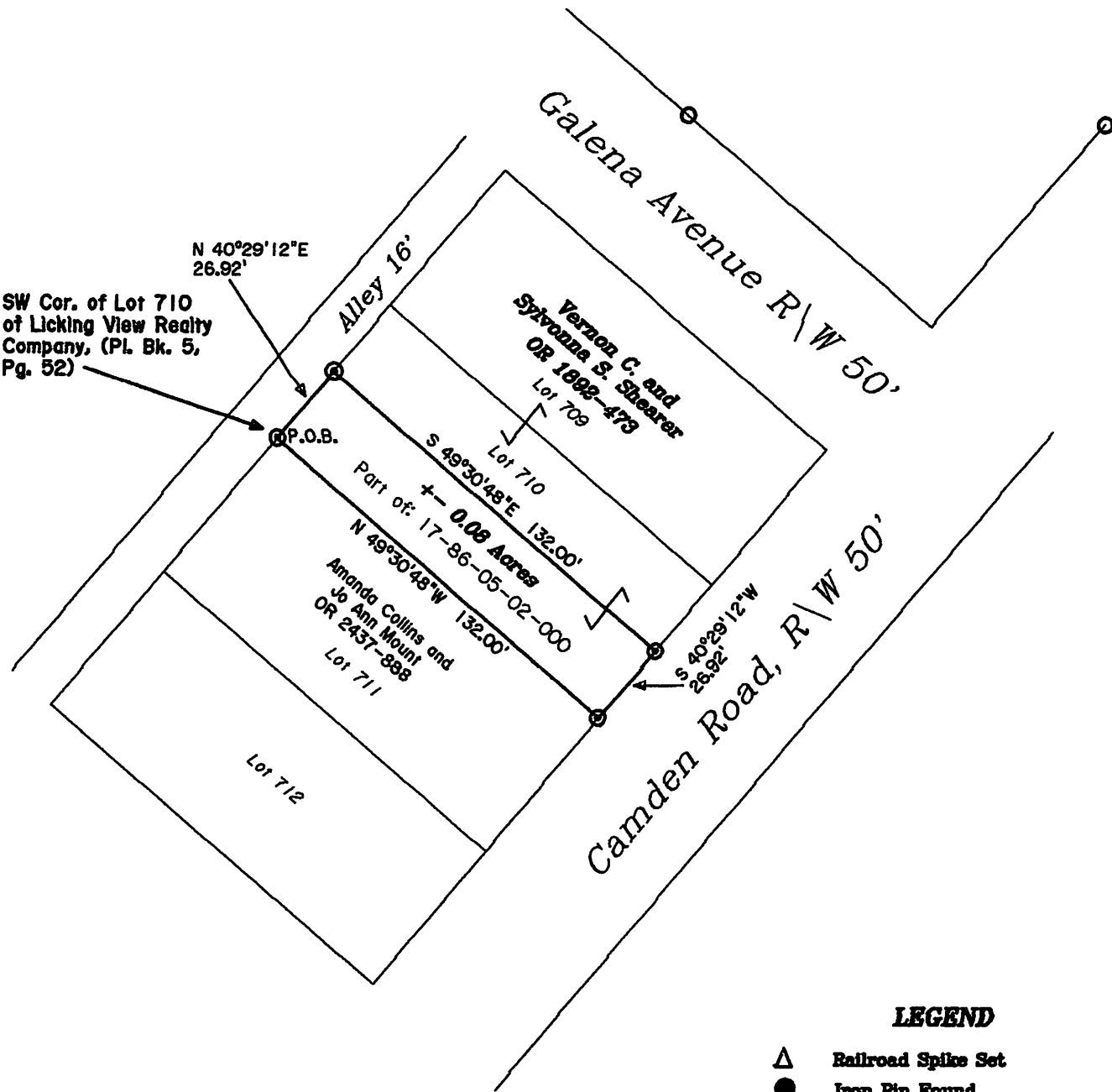
State of Ohio, County of Muskingum, Township of Fall,
Quarter Township 4, and being part of Lot 710, of
Licking View Realty Company, (Pl. Bk. 5, Pg. 52),
Township 1, Range 8, United States Military Lands

BASIS OF BEARINGS

Bearings are based on the Ohio State Plane Coordinate
System, NAD83(2011), South Zone, Grid North as per
GPS observations, all distances are grid distances.

REFERENCES

All deed records on this plat.
Pl. Bk. 5, Pg. 52

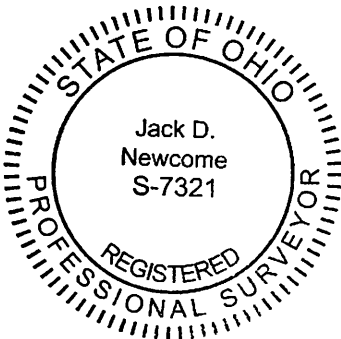


LEGEND

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

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
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR



DESCRIPTION

APPROVED
By: D.M. Burnhard
3-23-2026



Reg. Surveyor No. 7321

Newcome Surveying Company
6515 Ballard Road
Nashport, Ohio
740-452-5788