

23-20-03-01-003

Situated in the Northeast Quarter of Section 3 of Township 2 North, Range 5 West of the United States Military Lands, Highland Township, Muskingum County, Ohio and being part of the property conveyed to Raymond Yoder & Lizzie L. Yoder as the 2nd part of a deed recorded in Official Record Book 2479, page 595 (Aud. Par. #23-20-03-01-001, part) and being further bounded and described as follows:

Beginning for a point of reference at a $\frac{5}{8}$ inch rebar found at the northeast corner of the Northeast Quarter of the aforementioned Section 3,

thence South $01^{\circ} 03' 33''$ West, along the east line of said Section 3, a distance of 1383.29 feet to a $\frac{5}{8}$ inch rebar found;

thence South $01^{\circ} 26' 15''$ West, continuing along the east line of said Section 3, a distance of 694.46 feet to a point in the center of State Route 83 (Friendship Drive);

thence North $67^{\circ} 31' 09''$ West, along the center of State Route 83 (Friendship Drive), a distance of 143.24 feet to a point;

thence North $69^{\circ} 29' 42''$ West, along the center of State Route 83 (Friendship Drive), a distance of 174.02 feet to a point;

thence North $70^{\circ} 48' 11''$ West, continuing along the center of State Route 83 (Friendship Drive), a distance of 49.57 feet to a point; **said point being the true place of beginning of this tract;**

thence the following five (5) courses through the aforementioned Yoder tract:

1. South $31^{\circ} 48' 33''$ West, passing a drill hole made in a concrete headwall at a distance of 22.24 feet, a total distance of 440.75 feet to an iron pin set;
2. North $65^{\circ} 44' 14''$ West, a distance of 113.74 feet to an iron pin set;
3. North $74^{\circ} 31' 01''$ West, a distance of 112.62 feet to an iron pin set;
4. North $70^{\circ} 41' 17''$ West, a distance of 109.40 feet to an iron pin set;
5. North $43^{\circ} 52' 38''$ East, passing an iron pin set at a distance of 435.07 feet, a total distance of 472.17 feet to a point in the center of State Route 83 (Friendship Drive);

thence South $67^{\circ} 42' 42''$ East, along the center of State Route 83 (Friendship Drive), a distance of 35.04 feet to a point;

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thence South 70° 48' 11" East, continuing along the center of State Route 83 (Friendship Drive), a distance of 199.18 feet to the place of beginning.

Containing 2.7854 acres, subject to any valid and existing easements, restrictions, leases or other conditions of record.

The bearings used in this description are based on the bearings in the deed to Raymond Yoder and Lizzie L. Yoder as recorded in Deed Book 2479, page 595. Pertinent documents used to prepare this description are all deeds mentioned and tax map. All iron pins described as set are $\frac{5}{8}$ inch diameter, 30 inches long, solid, reinforcing bars with plastic identification caps. All mention of Deed Books and Official Record Books refer to records on file in the Muskingum County Recorder's Office.

This description was prepared by Harold W. Hitchens, Jr., Reg. Surv. #6751, from an actual field survey made under my supervision during September of 2018.

Parcel No. 23-20-03-01-001, part

**OFFICE COPY
NOT RECORDABLE**

Harold W. Hitchens, Jr. Reg. Surv. #6751
September 5, 2018

Job #5296-07-18



**APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**

Date

Fee Paid

DESCRIPTION

APPROVED

By: 9/25/18

23-20-03-01-003 B

Boundary Survey for Raymond Yoder

Situated in the N.E. Qtr. of Section 3, T 2N, R 5W, U.S.M.L.
Highland Township, Muskingum County, Ohio.

Being part of the property conveyed to Raymond Yoder & Lizzie L. Yoder
as the 2nd part of a deed recorded in O.R. 2479, pg. 595
(Aud. Par. #23-20-03-01-001, part)

Legend

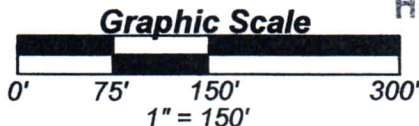
- - Iron Pin Found, 5/8" rebar
(unless shown otherwise)
- ◇ - Drill Hole made in Concrete Headwall
- - Iron Pin Set, 5/8" x 30" rebar
(with plastic identification cap)

Bearing Reference

The bearings shown on
this plat are based on the
bearings in the deed to
Raymond Yoder & Lizzie
L. Yoder as recorded in
D.B. 2479 - 595.

Pertinent Documents

Pertinent documents used for
this survey are all deeds
shown; and tax map.



Raymond Yoder &
Lizzie L. Yoder
O.R. 2479 - 595,
1st Part

Approved For Transfer
On-Lot Sewage O.K.
Date 10/11/18
Zanesville-Muskingum Co.
Health Department

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date

Fee Paid

C/L T.R. 102
(Windy Ridge Rd.)



Raymond Yoder &
Lizzie L. Yoder
O.R. 2479 - 595,
2nd Part



Leif Erickson &
Heidi Erickson
O.R. 1937 - 513

Certification

I hereby certify this plat to be true and accurate
based on an actual field survey made under my
supervision during September of 2018.

Harold W. Hitchens, Jr., Reg. Surv. #6751
September 5, 2018.

Drawn By: JR
JN: 5296-07-18

DESCRIPTION

APPROVED

By: *[Signature]*



Civil Engineers & Surveyors

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Coshocton, Ohio 43812
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