

+ - 5.21 Acre Survey Split of Christopher and Shannon Mitchell Lands in Muskingum Township

Situated in the State of Ohio, County of Muskingum, Township of Muskingum, and being part of the Northeast Quarter of Section 6, Township 2, Range 8, United States Military Lands, and being part of the lands presently owned by Christopher A. and Shannon D. Mitchell, as per Official Record 2654, Page 343, and being more particularly described as follows:

Beginning for reference at an axle found at the southeast corner of the Northeast Quarter of Section 6, Township 2, Range 8, United States Military Lands;

Thence along the mid-section line, North 87 degrees 49 minutes 48 seconds West, 40.37 feet to a point in the centerline of Fawn Drive, (Twp. Rd. 37, R\W 40'), and the principal place of beginning;

Thence along the mid-section line, North 87 degrees 49 minutes 48 seconds West, 519.75 feet to a point in Squirrel Road, (Twp. Rd. 997, R\W 40'), passing a point at 30.03 feet, from which an iron pin found bears South 02 degrees 10 minutes 12 seconds West, 0.21 feet;

Thence through the lands presently owned by Christopher A. and Shannon D. Mitchell, (OR 2654-343), North 07 degrees 56 minutes 25 seconds West, 492.14 feet to an iron pin set, on the south line of lands presently owned by Matthew W. and Stacey R. Summerfield, (OR 2648-927), passing an iron pin set at 19.48 feet;

Thence along the south line of said Summerfield lands the following two courses:

- 1.) South 82 degrees 42 minutes 27 seconds East, 447.70 feet to an iron pin found;
- 2.) South 88 degrees 04 minutes 36 seconds East, 30.00 feet to a point in the centerline of said Fawn Drive;

Thence along the centerline of said Fawn Drive, the following three courses;

- 1.) South 08 degrees 34 minutes 01 seconds East, 14.58 feet to a point;
- 2.) South 12 degrees 52 minutes 14 seconds East, 194.02 feet to a point;
- 3.) South 15 degrees 27 minutes 02 seconds East, 254.92 feet to the principal place of beginning, containing 5.21 acres, more or less, and being part of Auditor's Parcel Numbers 44-02-06-05-001, (+ - 5.00 Acres), and 44-02-08-05-05-005, (+ - 0.21 Acres)

The above described tract is subject to a Sanitary Sewer Easement Area, and being described as follows:

Situated in the State of Ohio, County of Muskingum, Township of Muskingum, and being part of the Northeast Quarter of Section 6, Township 2, Range 8, United States Military Lands, and being part of the lands presently owned by Christopher A. and Shannon D. Mitchell, as per Official Record 2654, Page 343, and being more particularly described as follows:

Beginning for reference at an axle found at the southeast corner of the Northeast Quarter of Section 6, Township 2, Range 8, United States Military Lands;

Thence along the mid-section line, North 87 degrees 49 minutes 48 seconds West, 40.37 feet to a point in the centerline of Fawn Drive, (Twp. Rd. 37, R\W 40');

Thence along the mid-section line, North 87 degrees 49 minutes 48 seconds West, 519.75 feet to a point in Squirrel Road, (Twp. Rd. 997, R\W 40'), passing an iron pin found at 30.03 feet;

Thence through the lands presently owned by Christopher A. and Shannon D. Mitchell, (OR 2654-343), North 07 degrees 56 minutes 25 seconds West, 492.14 feet to an iron pin set, on the south line of lands presently owned by Matthew W. and Stacey R. Summerfield, (OR 2648-927), passing an iron pin set at 19.48 feet;

Thence along the south line of said Summerfield lands, South 82 degrees 42 minutes 27 seconds East, 64.63 feet to a point and the principal place of beginning;

Thence along the lines of said sanitary sewer easement the following nine courses:

- 1.) South 49 degrees 04 minutes 48 seconds East, 45.61 feet to a point;
- 2.) South 11 degrees 42 minutes 23 seconds East 108.00 feet to a point;
- 3.) South 54 degrees 20 minutes 41 seconds East, 113.00 feet to a point;
- 4.) North 61 degrees 57 minutes 37 seconds East, 67.00 feet to a point;
- 5.) North 57 degrees 00 minutes 41 seconds East, 102.29 feet to a point;
- 6.) North 51 degrees 10 minutes 25 seconds West, 122.94 feet to a point;
- 7.) South 75 degrees 23 minutes 10 seconds West, 58.63 feet to a point;
- 8.) North 46 degrees 04 minutes 34 seconds West, 56.56 feet to a point;
- 9.) North 82 degrees 42 minutes 27 seconds West, 100.69 feet to the principal place of beginning, containing 0.67 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 the Ohio State Plane Coordinate System, NAD 83(2011), South Zone, Grid North, as per GPS observations. All distances shown are grid distances.

This description is written based on a field survey completed Sept. 15, 2025, by Jack D. Newcome, Reg. No. 7321.

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



9-22-25
Date

DESCRIPTION

APPROVED

By: D.M. Barnhard
10-6-2025

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

10/2/25
DATE

LINE	BEARING	DISTANCE
E1	S 49°04'48" E	45.61'
E2	S 11°42'23" E	108.00'
E3	S 54°20'41" E	113.00'
E4	N 61°57'37" E	67.00'
E5	N 57°00'41" E	102.29'
E6	N 51°10'25" W	122.94'
E7	S 75°23'10" W	58.63'
E8	N 46°04'34" W	56.56'
E9	N 82°42'27" W	100.69'

SITUATED IN:
State of Ohio, County of Muskingum, Township of Muskingum,
being a part of the Northeast Quarter of Section 6, Township
2, Range 8, United States Military Lands

BASIS OF BEARINGS
Bearings are based on the Ohio State Plane Coordinate System, NAD
83, South Zone, Grid North, as per GPS observations, all distances
shown are grid distances

REFERENCES
-All deed Ref. shown on
this plat
-Surveys by Richard M.
Graves

LEGEND
 Angle Iron Found
 Iron Pin Found
 Stone Found
 Axle Found
 Iron Pin Set 5/8 rebar

