



Linn Engineering, Inc.

Civil Engineering Consultants

740-452-7434 • 1-800-991-7434

534 Market Street • P.O. Box 2086 • Zanesville, Ohio 43702-2086

Evelyn J. Flowers

OR 1525-729

± 0.55 Acre Split

Situated in the State of Ohio, County of Muskingum, Township of Wayne, bounded and described as follows:

Being a part of the Southeast Quarter of Section 5, Township 11, Range 13, Congress Lands East of the Scioto River and being part of the lands now owned by Evelyn J. Flowers (OR 1525-729), and more particularly described as follows:

Beginning for reference (lead in from prior survey by C.R. Harkness dated 5/5/11 for Paul and Virginia Mautz as recorded in OR 2381-427) at an iron pipe (found) on the northeast corner of the Southeast Quarter of fractional Section 5;

thence along the north line of said Southeast Quarter, North 86 degrees 34 minutes 22 seconds West 298.94 feet to an iron pin (found);

thence South 33 degrees 24 minutes 42 seconds East 586.31 feet to an iron pipe (found) on the south line of lands now owned by Carl and Dianne Sullivan, Trustees (OR 1674-769) and the north line of lands now owned by Franz F. Frueh (OR 2454-879);

thence along the common line between said Sullivan and Frueh, North 86 degrees 48 minutes 37 seconds West 627.34 feet to an iron pin set on the northwest corner of said Frueh's lands and the principal place of beginning;

thence along the west line of said Frueh's lands South 24 degrees 33 minutes 27 seconds East 38.16 feet to a monument found on the northeast corner of lands now owned by Mary C. and Walter A. Rittberger, Trustees (OR 1502-531);

thence along said Rittbergers' north line the following two courses:

- 1) South 59 degrees 35 minutes 26 seconds West 385.93 feet to a disturbed iron pin in concrete found;
- 2) North 37 degrees 57 minutes 16 seconds West 62.55 feet to an iron pin set;

thence through lands now owned by Evelyn J. Flowers (OR 1525-729), North 59 degrees 34 minutes 38 seconds East 361.72 feet to an iron pin set on said Sullivan's south line;

thence along said Sullivan's south line, South 86 degrees 48 minutes 37 seconds East 43.59 feet to the principal place of beginning;

containing 0.55 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.

The above described tract is subject to the following ENCUMBERING EASEMENT for the purposes of ingress and egress to the adjoining on-site sanitary system, and being more particularly described as follows:

Beginning for reference (lead in from prior survey by C.R. Harkness dated 5/5/11 for Paul and Virginia Mautz as recorded in OR 2381-427) at an iron pipe (found) on the northeast corner of the Southeast Quarter of fractional Section 5;

thence along the north line of said Southeast Quarter, North 86 degrees 34 minutes 22 seconds West 298.94 feet to an iron pin (found);

thence South 33 degrees 24 minutes 42 seconds East 586.31 feet to an iron pipe (found) on the south line of lands now owned by Carl and Dianne Sullivan, Trustees (OR 1674-769) and the north line of lands now owned by Franz F. Frueh (OR 2454-879);

thence along the common line between said Sullivan and Frueh, North 86 degrees 48 minutes 37 seconds West 627.34 feet to an iron pin set on the northwest corner of said Frueh's lands;

thence continuing along said Sullivan's south line, North 86 degrees 48 minutes 37 seconds West 43.59 feet to an iron pin set;

thence through lands now owned by Evelyn J. Flowers (OR 1525-729), South 59 degrees 34 minutes 38 seconds West 124.87 feet to a point and principal place of beginning of said sanitary easement;

thence continuing through said Flowers' lands following two courses:

- 1) South 18 degrees 58 minutes 50 seconds West 59.78 feet to a point;
- 2) North 82 degrees 07 minutes 42 seconds West 62.78 feet to a point;
- 3) North 59 degrees 34 minutes 38 seconds East 94.66 feet to the principal place of beginning, submit to all legal road right of ways and applicable easements, written or implied.

Iron pins set are 5/8 inch diameter by 30 inch long rebar with plastic identification caps.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 as per GPS observations made 06/10/2013.

This description is written based on a survey completed October 7, 2013 by Timothy H. Linn, Reg. No. 7113.

OFFICE COPY
NOT RECORDABLE
Timothy H. Linn, Reg. No. 7113

12/3/13
Date



Parcel No. Part of: 73-49-01-07-000 (± 0.55 ac.)

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 73-49-01-12-000.

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
[Signature]

12/10/13
Date

Fee Paid

DESCRIPTION
APPROVED
By: *[Signature]*
12/12/13

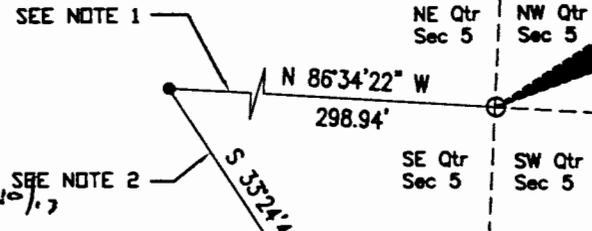
APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

12/10/13
 Date _____ Fee Paid _____

RECEPTION
 12/12/13

Approved for Transfer
 No On-Lot Sewage
 Zanesville-Muskingum Co.
 Health Department

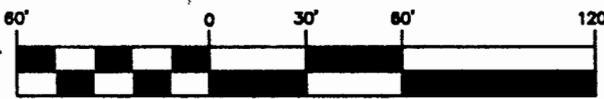
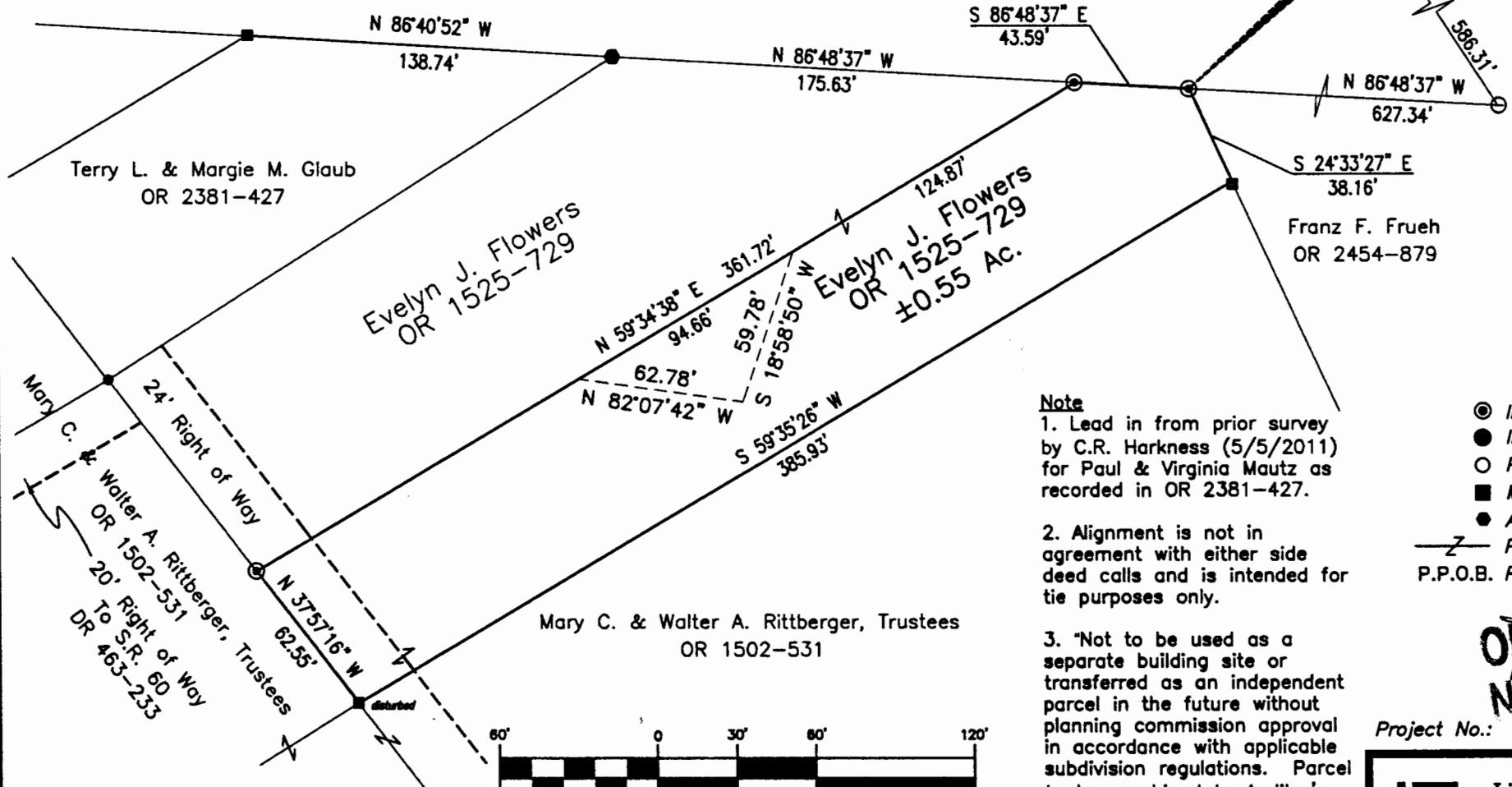
Carl & Dianne Sullivan, Trustees
 OR 1674-769



SITUATED IN
 The State of Ohio, County of Muskingum,
 Wayne Township, and being part of
 the Southeast Quarter of Section 5, Township
 11, Range 13 of the Congress Lands East of
 the Scioto River.

BASIS OF BEARING
 Bearings are based on the Ohio State Plane
 Coordinate System, South Zone, NAD83 as per
 GPS observations made 06/10/13.

PARCEL NO.
 Part of: 73-49-01-07-000 (±0.55 ac.)



(IN FEET)
 1 inch = 60 ft.

Note
 1. Lead in from prior survey by C.R. Harkness (5/5/2011) for Paul & Virginia Mautz as recorded in OR 2381-427.
 2. Alignment is not in agreement with either side deed calls and is intended for tie purposes only.
 3. "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 73-49-01-12-000."

LEGEND	REFERENCES
⊙ Iron Pin Set, 5/8" rebar	OR 1525-729
● Iron Pin Found	OR 2381-427
○ Pipe Found	OR 2454-879
■ Monument Found	OR 1502-531
● Axle Found	OR 1674-769
—Z— Property Hook	DR 463-233
P.P.O.B. Principal Place of Beginning	1970 TAX MAP

OFFICE COPY
NOT RECORDABLE
 H. LINN
 7113
 PROJECT REGISTERED SURVEYOR

Project No.: FRUE-1002

Linn Engineering, Inc.
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 P.O. Box 2086 Zanesville, Ohio 43702-2086