

25-80-09-17-002  
25-80-08-03-001

map keeping

SAR

## TERRY FINLEY

Surveying & Mapping

Ohio Registered Surveyor #S-7222

155 Mockingbird Hill, Zanesville, OH 43701

Phone or FAX (740) 454-8721

### LEGAL DESCRIPTION

#### Tract One

Situated in the State of Ohio, County of Muskingum, Township of Hopewell, and being part of the northeast quarter of Section 8 and part of the northwest quarter of Section 9, Township 18, Range 15, and being part of those lands intended to be described in Deed Volume 1068, page 321; being further bounded and described as follows:

Commencing at the northeast corner of the northeast quarter of Section 8, thence, south 01 degrees – 45 minutes – 00 seconds west, along the Quarter Section line, 42.90 feet to an iron pin found, and the true **point of beginning** for the parcel herein intended to be described;

Thence, continuing south 01 degrees – 45 minutes – 00 seconds west, 16.43 feet to a point in the center of Palmer Road;

Thence, north 76 degrees – 59 minutes – 31 seconds east, 2.85 feet to a point in said road;

Thence, leaving Palmer Road and along the west line of those lands now or formerly owned by Walter Matz (1152/6), the following two (2) courses and distances:

1. south 21 degrees – 54 minutes – 04 seconds east, 29.53 feet to an iron pin found;
2. south 12 degrees – 42 minutes – 02 seconds east, 243.38 feet to an iron pin found;

Thence, with a new division line through those lands described in said Deed Volume 1068, page 321, the following four (4) courses and distances:

1. south 76 degrees – 15 minutes – 27 seconds west, 222.47 feet to an iron pin set;
2. north 17 degrees – 36 minutes – 57 seconds west, 81.18 feet to a steel pin set in a six (6) inch fence post;
3. south 76 degrees – 51 minutes – 59 seconds west, 32.61 feet to an iron pin set;
4. north 13 degrees – 58 minutes – 47 seconds west, 200.41 feet to a point in Palmer Road, passing an iron pin set at 159.00 feet;

Thence, north 74 degrees – 48 minutes – 07 seconds east, 263.25 feet to the **point of beginning**, and **containing 1.655 acres more or less**.

Iron pins set are 5/8" rebar with yellow identification cap (Finley S-7222).

Subject to all legal highways and easements, whether recorded or implied.

Bearings described herein are based on the east line of the northeast quarter of Section 8 as south 01 degrees – 45 minutes – 00 seconds west.

Being <u>part</u> of Auditor's Parcel #25-80-09-17-002.	0.267 acres
<u>part</u> of Auditor's Parcel #25-80-08-03-001	1.388 acres
	1.655 acres total



This description, written on December 14, 2006, is based on an actual survey by Terry J. Finley, Ohio Registered Surveyor #S-7222.

Terry J. Finley, Registered Surveyor #S-7222

APPROVED FOR CLOSURE  
1/12/2007



25-80-09-17-002 A  
25-80-08-03-001 A

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF HOPEWELL AND BEING PART OF THE NORTHEAST QUARTER OF SECTION 8 AND PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 18, RANGE 15 AND TRACTS ONE THROUGH THREE BEING ALL THOSE LANDS INTENDED TO BE DESCRIBED IN DEED VOLUME 1068, PAGE 321.

THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NORTHEAST QTR. SECTION 8 AS S-01-45-00-W.



**APPROVED**  
**MINOR LOT SPLIT ONLY**  
**MUSKINGUM COUNTY**  
**PLANNING COMMISSION DIRECTOR**

ALL SET ARE 5/8" REBAR.

2/16/07  
Date

\$100.00  
Fee Paid

NORTHEAST CORNER  
NORTHEAST QUARTER  
SECTION 8

S-01-45-00-W  
42.90'  
S-01-45-00-W  
18.43'  
S-21-54-04-E  
29.53'

WALTER MATZ  
1152/6

**TRACT ONE**  
72,097 Sq. Feet  
1.655 Acres  
Perimeter = 1092.12'  
AUDITOR'S PAR. NO.  
PT.25-80-09-17-002 0.267 AC.  
PT.25-80-08-03-001 1.388 AC.

N-76-59-31-E  
2.85'

HOUSE

N-76-51-59-E  
32.61'

GARAGE

N-76-15-27'  
222.47'

AUDITOR'S PARCEL NO.  
PT.25-80-09-17-002 0.844 AC.  
PT.25-80-08-03-001 1.090 AC.

**TRACT TWO**  
84,225 Sq. Feet  
1.934 Acres  
Perimeter = 1290.43'

N-07-29-51-W  
338.70'

NORTHWEST QTR. SEC. 9  
NORTHEAST QTR. SEC. 8

S-12-05-16-E  
279.98'

**TRACT THREE**

163,660 Sq. Feet  
3.757 Acres  
Perimeter = 1673.26'

AUDITOR'S PARCEL NO.  
PT.25-80-08-03-001

N-01-45-00-E  
521.85'

PASSING @  
476.10'

PASSING @  
159.00'

S-80-42-00-W  
358.34'

D. & D. WILSON  
1147/871

Approved For Transfer  
On-Lot Sewage O.K.

Date 2/9/07

Zanesville - Muskingum Co.  
Health Department

SURVEYOR'S NOTE: TRACT TWO IS NOT TO BE USED AS A SEPARATE BUILDING SITE NOR TRANSFERRED AS AN INDEPENDENT PARCEL IN THE FUTURE WITHOUT PLANNING COMMISSION APPROVAL.

LEGEND: IRON PIN FOUND ○  
IRON PIN SET ●  
POINT ▲  
STEEL PIN SET IN 6" FENCE POST □

THIS PLAT AND ACCOMPANYING DESCRIPTIONS WERE PREPARED ON DECEMBER 14TH, 2006 BY TERRY J. FINLEY, OHIO REGISTERED SURVEYOR #S-7222 BASED ON AN ACTUAL SURVEY AND ARE SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS, RECORDED OR IMPLIED.

**OFFICE COPY**  
**NOT RECORDABLE**

TERRY J. FINLEY P.S.

APPROVED FOR CLOSURE

2/12/2007



TERRY J. FINLEY SURVEYING AND MAPPING		
155 MOCKINGBIRD HILL		
ZANESVILLE, OHIO 43701		
DATE: 12/14/2006	SCALE: 1" = 120'	DRAWN BY: T.J.F.