

Adjoiner Split of Lois E. Gardner Lands in Frazeyburg

Situated in the State of Ohio, County of Muskingum, Township of Jackson, Village of Frazeyburg, Township 3, Range 9, United States Military Lands, and being part of the lands presently owned by Lois E. Gardner, as per Official Record 2669, Page 458, and being more particularly described as follows:

Beginning for reference at an iron pin found at the Northeast corner of Lot 17, of Westgate Manor, (Pl. Bk. 13, Pg. 43), and the northwest corner of lands presently owned by Steve M. and Robin S. Ludinich, (DR 1030-479);

Thence along the north line of said Ludinich lands, South 88 degrees 02 minutes 43 seconds East, 100.53 feet to an iron pin found on the west line of lands presently owned by Lois E. Gardner, (OR 2669-458), and the principal place of beginning;

Thence through said Gardner lands the following two courses:

- 1.) South 88 degrees 02 minutes 43 seconds East, 75.00 feet to an iron pin set;
- 2.) South 02 degrees 04 minutes 21 seconds West, 80.52 feet to an iron pin set, on the north line of Lot 11, of said Westgate Manor;

Thence along the north line of said Lot 11, and Lot 10, North 87 degrees 55 minutes 32 seconds West, 74.94 feet to an iron pin found on the southeast corner of said Ludinich lands;

Thence along the east line of said Ludinich lands, North 02 degrees 01 minutes 37 seconds East, 80.37 feet to the principal place of beginning, containing 0.14 acres, more or less, and being part of Auditor's Parcel Number 29-61-04-27-000.

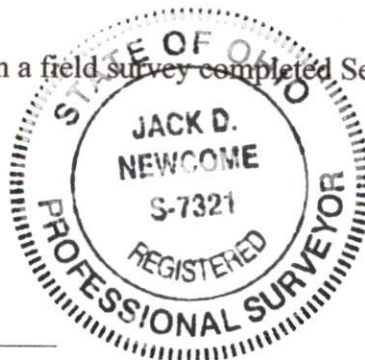
Note: the above described parcel is not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations.

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, South Zone, Grid North as per GPS observations.

This description is written based on a field survey completed Sept. 19, 2022 by Jack D. Newcome, Reg. No. 7321.



Jack D. Newcome
Jack D. Newcome, Reg. No. 7321
**MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**
9/22/22
Date

9-21-22
Date

DESCRIPTION

APPROVED

By: IMP 9-22-2022

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