

51-20-01-05-000

Re-Survey of Roger A. Duvall Lands in Perry Township, Muskingum County

Situated in the State of Ohio, County of Muskingum, Township of Perry and being part of the Northwest Quarter of Section 1, Township 1, Range 6, United States Military Lands, and being all the lands presently owned by Roger A. Duvall as per Official Record 2787, Page 235, and being more particularly described as follows:

Beginning for reference at the northwest corner of the Northwest Quarter of Section 1, Township 1, Range 6, United States Military Lands;

Thence along the north line of the section, and being the Township line between Salem and Perry Township, (by deed), South 87 degrees 06 minutes 32 seconds East, 1739.47 feet, to an iron pin found on the northeast corner of lands presently owned by Mark M. and Sandra S. Beach, (OR 1863-695) and being the principal place of beginning;

Thence continuing along the north line of Section 1, South 87 degrees 06 minutes 32 seconds East, 477.67 feet to the centerline of Arch Hill Road, (Co. Rd. 189), passing an iron pin found at 447.67 feet;

Thence along the centerline of said road, South 03 degrees 32 minutes 35 West, 136.38 feet to a point on the northeast corner of lands also owned by Mark M. and Sandra S. Beach, (OR 1863-695);

Thence along the north line of said Beach lands, South 80 degrees 35 minutes 02 seconds West, 176.05 feet to a pipe found on the northeast corner of lands also owned by Mark M. and Sandra S. Beach, (OR 1863-695), passing a pipe found at 23.50 feet;

Thence along the north line of said Beach lands, South 81 degrees 53 minutes 10 seconds West, 139.39 feet to an iron pin found on the southeast corner of said Beach lands;

Thence along the east line of said Beach lands, North 36 degrees 56 minutes 57 seconds West, 261.14 feet, to the principal place of beginning, containing 1.59 acres, more or less, and being all of Auditor's Parcel Number 51-20-01-05-0000.

The above described tract is subject to a Twenty Five Feet Wide, Ingress, Egress, Easement, and being described as follows:

Situated in the State of Ohio, County of Muskingum, Township of Perry, and being part of the Northwest Quarter of Section 1, Township 1, Range 6, United States Military Lands, and being part of the lands presently owned by Roger A. Duvall as per Official Record 2787, Page 235, and being more particularly described as follows:

Beginning for reference at the northwest corner of the Northwest Quarter of Section 1, Township 1, Range 6, United States Military Lands;

Thence along the north line of the section, and being the Township line between Salem and Perry Township, (by deed), South 87 degrees 06 minutes 32 seconds East, 1739.47 feet, to an iron pin found on the northeast corner of lands presently owned by Mark M. and Sandra S. Beach, (OR 1863-695);

Thence continuing along the north line of Section 1, South 87 degrees 06 minutes 32 seconds East, 457.67 feet to a point on the right of way of Arch Hill Road, (Co. Rd. 189), passing an iron pin found at 447.67 feet;

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Thence along the right of way line, South 03 degrees 32 minutes 35 seconds West, 26.47 feet to a point and the principal place of beginning;

Thence continuing along said right of way line, South 03 degrees 32 minutes 35 seconds West, 37.07 feet to a point;

Thence through the lands of Roger A. Duvall, (OR 2787-235), South 46 degrees 00 minutes 27 seconds West, 132.42 feet to a point on the north line of Mark M. and Sandra S. Beach, (OR 1863-695);

Thence along the north line of said Beach lands, South 80 degrees 35 minutes 02 seconds West, 43.30 feet to a point;

Thence through said Duvall lands, North 45 degrees 51 minutes 29 seconds East, 195.46 feet to the principal place of beginning, containing 0.09 acres, more or less.

Subject to all legal recorded easements and right of ways.

Iron pins set are 5/8 inch rears, 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 in Oct. 30, 2018 by Jack D. Newcome, Reg. No. 7321.

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

11-01-18
Date

DESCRIPTION

APPROVED

By: 11/15/2018



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SITUATED IN:

State of Ohio, County of Muskingum,
Township of Perry, and being part of
the Northwest Quarter of Section 1,
Township 1, Range 6, 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.

REFERENCES

OR 2787-237
Survey by T.
Finley

LEGEND

- △ Railroad Spike Set
- Iron Pin Found
- ⊞ Stone Found
- Axle Found
- Iron Pipe Found
- ▲ Railroad Spike Found
- ⊙ Iron Pin Set, 5/8" rebar
- ⊞ Monument Found

PARCEL NO.

All of: 51-20-01-05-000 +- 1.59 Acres
(+- 0.06 Ac. in R\W of Arch Hill Road,
(Co. Rd. 189))

DESCRIPTION

APPROVED

By: *[Signature]*

Newcome Surveying Company
6515 Ballard Road
Nashport, Ohio
740-452-5796

Thomas J. and
Carolyn R. Baker
OR 2511-897

Northwest Corner of the
Northwest Quarter of Section
1, T 1, R 6, U. S. M. L.

S 87°06'32"E
1739.47' (by deed)

S 87°06'32"E 477.67'
447.67'

Salem Twp. Sec. 21
Perry Twp. Sec. 1

Centerline of
Arch Hill Road
(Co. Rd. 189)
R\W 40'

S 03°32'35"W
26.47'

10.00' 20.00'

S 03°32'35"W
37.07'

S 03°32'35"W 136.38'

Roger A. Duvall
OR 2787-235
+- 1.59 Acres

Mark M. and
Sandra S. Beach
OR 1863-695

N 36°56'57"W 261.14'

Surveyor's Notes

Due to precedence of court cases, the north and south
property lines extend to the middle of the road, contrary to the
deed.

The right of way of the road as per the Engineers Map Office
is only 40 feet wide. The metes and bounds description of the
easement is in error. The intent was a twenty five feet wide
strip from the right of way to the south line of the property,
and has been revised as such.

Mark M. and
Sandra S. Beach
OR 1863-695

S 81°53'10"W 139.39'

Mark M. and
Sandra S. Beach
OR 1863-695

S 80°35'02"W 176.05'

88.74'

20.51'

S 48°00'27"W 132.42'

N 49°51'28"E 196.46'

25 Ft. Wide Ingress,
Egress Easement
+- 0.09 Acres

N 49°51'28"E 196.46'

S 03°32'35"W 37.07'

S 03°32'35"W 26.47'

S 03°32'35"W 136.38'

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Jack D. Newcome Date

Reg. Surveyor No. 7321

