

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

TERRY FINLEY 11/3/09

Surveying & Mapping

Ohio Registered Surveyor #S-7222

155 Mockingbird Hill, Zanesville, OH 43701

Phone or FAX (740) 454-8721

LEGAL DESCRIPTION

Situated in the State of Ohio, County of Muskingum, Township of Perry, and being part of the west half of Section 22, Township 1, Range 6, and being part of those lands intended to be described in Deed Volume 1080, page 198; being further bounded and described as follows:

Commencing at the southeast corner of the northwest quarter of said Section 22, thence, north 01 degrees - 10 minutes - 06 seconds west, 35.59 feet, along the half section line, to an iron pipe found, and the **true point of beginning** for the parcel herein intended to be described;

Thence, with a new division line through the lands now or formerly owned by Roger E. & Thelma E. Cramer (1080/198), the following two (2) courses and distances:

1. south 54 degrees - 52 minutes - 35 seconds west, 148.30 feet to an iron pin set;
2. north 22 degrees - 35 minutes - 33 seconds west, 134.73 feet to a point in the center of Rustic Ridge Road, passing an iron pin set at 118.12 feet;

Thence, along the center of said road, north 36 degrees - 27 minutes - 41 seconds east, 112.43 feet to a point;

Thence, leaving said road and along the southwesterly line of those lands now or formerly owned by Randy McCoy (1002/16), south 35 degrees - 41 minutes - 03 seconds east, 167.36 feet to the **point of beginning**, passing an iron pin found at 16.14 feet, and **containing 0.430 acres more or less** - leaving 0.041 acres remaining in this parcel to be retained by owner and not to be used as a separate building site or transferred as an independent parcel in the future without Planning Commission approval.

Also included herein is an **easement for sanitary sewer purposes** more particularly bounded and described as follows: Commencing at the southeasterly corner of above-described 0.430 acre parcel, thence, south 54 degrees - 52 minutes - 35 seconds west, 27.64 feet to the true point of beginning for this easement; thence, south 35 degrees - 07 minutes - 25 seconds east, 15.00 feet to a point; thence, south 54 degrees - 52 minutes - 35 seconds west, 25.00 feet to a point; thence, north 35 degrees - 07 minutes - 25 seconds west, 15.00 feet to a point; thence, north 54 degrees - 52 minutes - 35 seconds east, 25.00 feet to the point of beginning for this easement and containing 375 square feet.

Subject to all legal highways and easements, whether recorded or implied.
Iron pins set are 5/8 rebar with yellow identification cap (FINLEY S-7222).
Bearings described herein are based on assumed azimuth and to be used for angle purposes only.

Being part of Auditor's Parcel #51-80-22-18-000.



This description, written on October 2, 2009, is based on an actual survey by Terry J. Finley, Ohio Registered Surveyor #7222.

Terry J Finley, Registered Surveyor #S-7222

DESCRIPTION

APPROVED

By: [Signature] 10/14/09

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF PERRY AND BEING PART OF THE WEST HALF OF SECTION 22, T-1, R-6, AND BEING PART OF THOSE LANDS INTENDED TO BE DESCRIBED IN DEED VOL. 1060, PAGE 198.

PART OF AUDITOR'S PARCEL NO. 51-80-22-18-000.

Approved For Transfer
On-Lot Sewage O.K.
Date 10/23/09
Zanesville - Muskingum Co.
Health Department

0 15 30
SCALE: 1"=30'



RUSTIC RIDGE ROAD
N 36° 27' 41" E
112.43'

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

11/3/09
Date

Fee Paid

18,714 Sq. Feet
0.430 Acres
Perimeter = 560.82'

0.041 AC. REMAINING THIS PARCEL
TO BE RETAINED BY OWNER/ADJOINER.
NOT TO BE USED AS A SEPARATE BUILDING
SITE OR TRANSFERRED AS AN INDEPENDANT
PARCEL IN THE FUTURE WITHOUT PLANNING
COMMISSION APPROVAL.

EASEMENT FOR SANITARY SEWER PURPOSES.
15' X 25' 375 SQ. FT.

ROGER E. AND THELMA E.
CRAMER
755/87
N 22° 35' 33" W
134.73'

S 35-07-25 E 71.64'
25.00'
15.00'
S 64° 52' 35" W
146.30'
N 35-07-25 W
ROGER E. AND THELMA E.
CRAMER
755/87
S 34-52-35 W
25.00'
15.00'
N 01° 10' 06" W
35.56'
S.E. COR.
N.W. DTR.
SEC. 22

ORIGINAL PARCEL LINE

THE BEARINGS SHOWN HEREON
ARE BASED ON ASSUMED AZIMUTH
AND USED FOR ANGLE PURPOSES
ONLY.

IRON PINS SET ARE 3/8" REBAR
WITH YELLOW I.D. CAP.

LEGEND:
IRON PIN FOUND □
IRON PIPE FOUND ●
IRON PIN SET ●
POINT ▲

THIS PLAT AND ACCOMPANYING DESCRIPTION
WERE PREPARED ON OCTOBER 2ND, 2009 BY
TERRY J. FINLEY, OHIO REGISTERED
SURVEYOR #8-7222 BASED ON AN ACTUAL
SURVEY AND IS SUBJECT TO ALL LEGAL
HIGHWAYS AND EASEMENTS, RECORDED OR
IMPLIED.

DESCRIPTION

APPROVED
By: 10/19/09

OFFICE COPY
NOT RECORDABLE
TERRY J. FINLEY

TERRY J. FINLEY SURVEYING		
155 MOCKINGBIRD HILL		
ZANESVILLE, OHIO 43701		
DATE: 10/02/2009	SCALE: 1" = 30'	DRAWN BY: T.J.F.