

Re-Survey and Split of Valeria M. Akens Lands in Washington Township, Muskingum County

Situated in the State of Ohio, County of Muskingum, Township of Washington, and being part of the South Half of Quarter Township 4, Township 1, Range 7, United States Military Lands, and being all of the lands presently owned by Valeria M. Akens, as per Official Record 3137, Page 613, and Deed Record 979, Page 401, and part of Deed Record 997, Page 173, and being more particularly described as follows:

Beginning for reference at an axle found at the northeast corner of the South Half of Quarter Township 4, Township 1, Range 7, United States Military Lands;

Thence along the north line of the South Half of the Northwest Quarter of Quarter Township 4, North 87 degrees 15 minutes 34 seconds West, 920.82 feet to an axle found on the northwest corner of lands presently owned by James W. and Darlene M. Porter, (OR 3195-103), and being the principal place of beginning;

Thence along the west line of said Porter lands, South 00 degrees 05 minutes 07 seconds West, 453.86 feet to an iron pin found on the southwest of said Porter lands;

Thence along the south line of said Porter lands, North 88 degrees 57 minutes 07 seconds East, 50.13 feet to a point on the northwest corner of lands presently owned by Carol Sue Bridwell, Trustee, (OR 3102-810);

Thence along the west line of said Bridwell lands, South 00 degrees 03 minutes 00 seconds West, 282.09 feet to a point in the centerline of Boggs Road, (Co. Rd. 108, R\W 40'), passing iron pins found at 0.61 feet, and 268.59 feet;

Thence along said centerline, South 89 degrees 11 minutes 41 seconds West, 50.15 feet to a point on the southeast corner of lands presently owned by Valeria M. Akens, (OR 3136-115);

Thence along the lines of said Akens lands, the following two courses:

- 1.) North 00 degrees 04 minutes 54 seconds East, 220.36 feet to an axle found;
- 2.) South 89 degrees 30 minutes 32 Seconds West, 634.67 feet to an iron pin found on the southeast corner of lands also presently owned by Valeria M. Akens, (DR 997-173);

Thence along the east line of said Akens lands, North 39 degrees 18 minutes 21 seconds East, 27.09 feet to an iron pin set;

Thence through said Akens lands the following two courses:

- 1.) North 00 degrees 00 minutes 00 seconds East, 103.00 feet to an iron pin set;
- 2.) North 82 degrees 22 minutes 16 seconds West, 297.14 feet to an iron pin set on a north line of said Akens lands;

Thence along the south line of lands also presently owned by Valeria M. Akens, (OR 3137-613), South 68 degrees 13 minutes 17 seconds West, 13.02 feet to a point on the south corner of lands presently owned by William Leroy and Kelly Joan Shumate, (OR 2559-147);

Thence along the east lines of said Shumate lands the following two courses:

- 1.) North 25 degrees 55 minutes 01 seconds East, 360.78 feet to an iron pipe found;
- 2.) North 01 degrees 31 minutes 55 seconds West, 70.55 feet to an iron pin found, on the south line of lands presently owned by Teresa M. Hildebrand, Tressa M. Dingus, Rachel A. Devoll, and Mary Ann Hildebrand, (OR 2682-255);

Thence along the south line of said Hildebrands, Dingus, and and Devoll lands, South 87

degrees 33 minutes 31 seconds East, 769.62 feet to the principal place of beginning, containing 9.89 acres, more or less and being all of Auditor's Parcel Numbers 70-60-01-20-000, (+- 8.60 Acres), 70-60-01-21-000, (+- 0.32 Acres), and part of Auditor's Parcel Number 70-60-01-20-001, (+- 0.97 Acres).

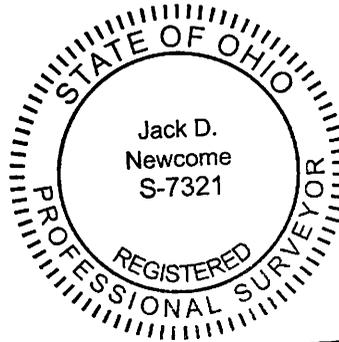
Subject to all legal recorded easements and right of ways.

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(2011), South Zone, Grid North, as per GPS observations. All distances shown are grid distances.

This description is written based on a field survey completed Dec. 17, 2025 by Jack D. Newcome, Reg. No. 7321.

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



12-18-25
Date

DESCRIPTION
APPROVED
By: D.M. Barabard
1-16-2026

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
11/5/26
DATE

3205 Boggs Road LLC
OR 3037-538

William Leroy
and Kelly Joan
Shumate
OR 2559-147

3075 Boggs Road LLC
OR 3037-547

Teresa M. Hildebrand
Tressa M. Dingus
Rachel A. Devoll
Mary Ann Hildebrand
OR 2682-255

NE Cor. of the South
Half of the NW Qtr. of
Qtr. Twp. 4

S 87°33'31"E 769.62'

P.O.B.

N 87°15'34"W
920.82'

Approved For Transfer
On-Lot Sewage O.K.
Date 1-8-26

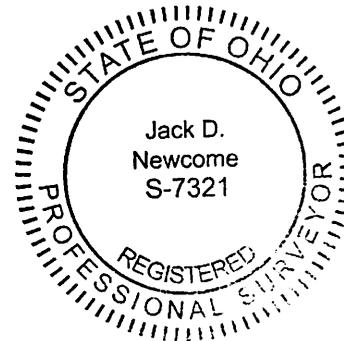
Matthew
Zanesville-Muskingum Co.
Health Department

SITUATED IN:

State of Ohio, County of Muskingum, Township of
Washington, and being part of the South Half of
Quarter Township 4, Township 1, Range 7, United
States Military Lands

Valeria M. Akens
OR 3137-613
DR 997-173
DR 979-401
+- 9.89 Acres

All of:
70-60-01-20-000
(+- 8.60 Acres)



James W. and
Darlene M. Porter
OR 3195-103

BASIS OF BEARINGS

Bearings are based on the Ohio State Plane
Coordinate System, NAD 83(2011), South zone,
Grid North, as per GPS observations. All distances
shown are grid distances.

REFERENCES

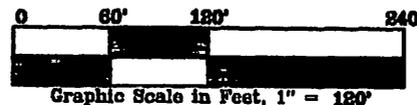
All deed records shown on this plat,
and previous surveys of the area, by
M. Nichols, S. Bowman, J. Biedenbach.

LEGEND

- ▲ Railroad Spike Set
- Iron Pin Found
- ⊕ Stone Found
- Axle Found
- Iron Pipe Found
- ▲ Railroad Spike Found
- ⊙ Iron Pin Set, 5/8" rebar
30" Long
- ⊠ Monument Found

DESCRIPTION
APPROVED

By: *D.A. Barnhart*
1-16-2026



OFFICE COPY
NOT RECORDABLE
Reg. Surveyor No. 7321

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

DATE

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Part of:
70-60-01-20-001
(+- 0.97 Acres)

Valeria M. Akens
DR 997-173

Valeria M. Akens
OR 3136-115

Valeria M. Akens
DR 979-401
All of:
70-60-01-21-000
(+- 0.32 Acres)

Carol Sue
Bridwell Trustee
OR 3102-810

Centerline of
Boggs Road
(Co. Rd. 108,
R\W 40')

Centerline of Lane

Graphic Scale in Feet, 1" = 120'