

Mark S. Hill, PEPS
2387 High Point Dr.
Zanesville, OH 43701

CARL RITTBERGER

Part of Parcel No.: 73-18-04-75-000 2.74 acres

Part of Parcel No.: 73-18-04-76-000 0.36 acres

Total 3.10 acres

Situated in the State of Ohio, County of Muskingum, Township of Wayne, in the Northeast Quarter of Section 7, Township 12 North, Range 13 West, and further described as follows:

Beginning at the Northwest corner of the Northeast Quarter of Section 7,

thence; along the Quarter section line, South 11 degrees 56 minutes 30 seconds West 379.50 feet to an iron pin found,

thence; continuing along the Quarter section line, South 11 degrees 56 minutes 30 seconds West 517.00 feet to an iron pin found,

thence; leaving the Quarter section line and along a southern line of David W. & Jennie M. Irvin Trustees, Deedbook 2461, Page 735, South 78 degrees 03 minutes 30 seconds East 260.70 feet to an iron pin found,

thence; continuing along a southern line of David W. & Jennie M. Irvin Trustees, Deedbook 2461, Page 735, South 40 degrees 51 minutes 35 seconds East 1131.00 feet to an iron pin found,

thence; along an eastern line of David W. & Jennie M. Irvin Trustees, Deedbook 2461, Page 735, North 16 degrees 24 minutes 28 seconds East 792.21 feet to a 5/8 x 30-inch rebar set and capped M S Hill S-7536, hereafter referred to as iron pin set,

thence; through the lands of Carl Rittberger Sr. Inc. Deedbook 490, Page 296, North 51 degrees 59 minutes 35 seconds East 146.07 feet to an iron pin set,

thence; continuing through the lands of Carl Rittberger Sr. Inc. Deedbook 490, Page 296, North 77 degrees 38 minutes 18 seconds East 727.03 feet to a point in the centerline of Chandlersville Road,

thence; along the centerline of Chandlersville Road, South 01 degrees 52 minutes 01 seconds East 388.82 feet to a point at the intersection of the centerlines of Chandlersville Road and North Dietz Lane,

thence; along the centerline of North Dietz Lane the following eight (8) courses;

1. South 58 degrees 37 minutes 18 seconds West 127.65 feet to a point,
2. along a curve to the left having a radius of 550.00 feet, and a chord bearing South 46 degrees 07 minutes 40 seconds West a chord distance of 237.97 feet to a point,
3. South 33 degrees 38 minutes 01 seconds West 146.97 feet to a point,
4. South 34 degrees 44 minutes 25 seconds West 520.25 feet to a point,
5. South 35 degrees 45 minutes 30 seconds West 172.73 feet to a point,
6. along a curve to the right having a radius of 350.00 feet, and a chord bearing South 46 degrees 16 minutes 54 seconds West a chord distance of 127.84 feet to a point,
7. South 56 degrees 48 minutes 17 seconds West 55.23 feet to a point,

8. South 49 degrees 03 minutes 35 seconds West 68.12 feet to a point, said point being the true point of beginning,

thence; leaving the centerline of North Dietz Lane and through the lands of Carl Rittberger Sr. Inc. Deedbook 490, Page 296, North 51 degrees 27 minutes 59 seconds West 444.59 feet to an iron pin set, passing an iron pin set at 25.00 feet and a fence post at 59.06 feet,

thence; continuing through the lands of Carl Rittberger Sr. Inc. Deedbook 490, Page 296, South 44 degrees 04 minutes 45 seconds West 278.90 feet to an iron pin set,

thence; continuing through the lands of Carl Rittberger Sr. Inc. Deedbook 490, Page 296, South 45 degrees 01 minutes 09 seconds East 442.25 feet to a point in the centerline of North Dietz Lane, passing; a fence post at 361.80 feet, a point which is the beginning of an easement described at the bottom at 366.80 feet, and an iron pin set at 417.25 feet,

thence; along the centerline of North Dietz Lane the following three (3) courses;

1. North 45 degrees 28 minutes 08 seconds East 85.57 feet to a point,
2. North 43 degrees 17 minutes 35 seconds East 186.23 feet to a point,
3. North 44 degrees 52 minutes 13 seconds East 57.07 feet to the true place of beginning, containing 3.10 acres, more or less.

SUBJECT to a 30 foot wide ingress and egress easement with the centerline of the easement further described as follows:

Beginning at the point previously described above,

thence; South 48 degrees 33 minutes 34 seconds West 267.63 feet to a point,

thence; South 37 degrees 18 minutes 14 seconds West 330.83 feet to a point in the center of Lutz Lane.

This description prepared by Mark S. Hill, PS # 7536, based on a field survey conducted on October 13, 2016.

DESCRIPTION
APPROVED
By: Mark S. Hill 12/7/16



OFFICE COPY
NOT RECORDABLE
12/7/16

Mark S. Hill, PS 7536

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

12/11
Date

Fee Paid

PLAT OF SURVEY FOR CARL RITTBERGER

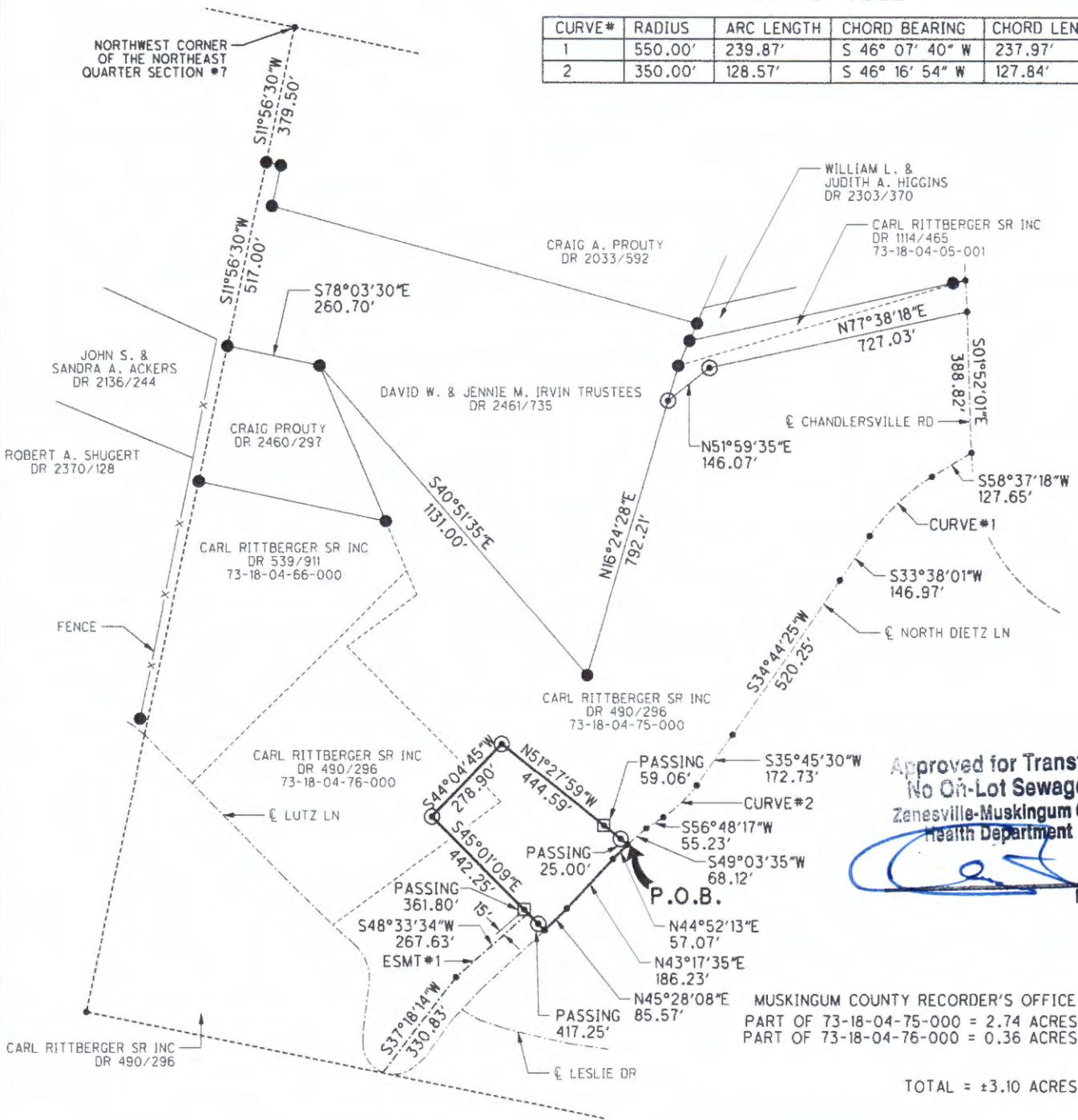
PART OF THE NORTHEAST QUARTER OF SECTION 7, T-12N, R-13W
STATE OF OHIO, MUSKINGUM COUNTY, TOWNSHIP OF WAYNE

DESCRIPTION
APPROVED

By: *[Signature]*

CURVE TABLE

CURVE#	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
1	550.00'	239.87'	S 46° 07' 40" W	237.97'
2	350.00'	128.57'	S 46° 16' 54" W	127.84'



Approved for Transfer
No On-Lot Sewage
Zanesville-Muskingum Co.
Health Department

[Signature]
Date

MUSKINGUM COUNTY RECORDER'S OFFICE
PART OF 73-18-04-75-000 = 2.74 ACRES
PART OF 73-18-04-76-000 = 0.36 ACRES

TOTAL = ±3.10 ACRES

ESMT#1 - 30' INGRESS/EGRESS EASEMENT

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

PLANS PREPARED BY:

MARK S. HILL P.E., P.S.

2387 HIGH POINT DRIVE
ZANESVILLE, OH 43701
(740)450-3650

I HEREBY CERTIFY THIS PLAT TO BE CORRECT



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NOT RECORDABLE

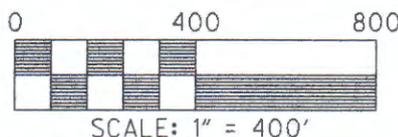
MARK HILL
PSL# 7536

DATE: NOVEMBER 18, 2016

PERTINENT DOCUMENTS AND SURVEYS USED:
- DEED REFERENCES SHOWN
- TAX MAPS
- SURVEY RECORDS FOUND IN THE MUSKINGUM COUNTY ENGINEER'S OFFICE

Date: 11/31/17 Fee Paid

BASIS OF BEARING:
BEARINGS SHOWN HEREON ARE ASSUMED
AND ARE USED TO DENOTE ANGLES ONLY.



LEGEND

- ⊙ IRON PIN SET 5/8"x30" w/CAP MARKED (M S HILL S-7536)
- IRON PIN FOUND
- ⊠ FENCE POST FOUND
- POINT