



S.A. ENGLAND SURVEYING

Professional Land Surveying

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Legal Description

0.944 Acres

Situated in the Township of Falls, County of Muskingum, State of Ohio, and being a part of Lot 8 in the West Half of Quarter Township 1, Township 1N, Range 8W, of the United States Military Lands, and being more particularly described as follows;

Being a Re-Survey of a 0.95 Acre parcel conveyed to Phyllis Ann Colopy, Trustee, as recorded in O.R. Book 2954, Page 234, in the Muskingum County Deed Records, and being all of Auditor's P.P.N. 17-17-01-08-000, and further described as follows;

Commencing at an axle found on the Southeast Right of Way Line of Valley View Road (50' Wide R/W) marking the Southwest corner of Lot 22 of Valley View Village No. 2, as recorded in Plat Book 9, Page 39, in the Muskingum County Plat Records, also being the Northwest corner of Lot 21;

Thence, N 32°11'12" E 216.20 feet with the Southeast Right of Way Line of said Valley View Road, the same being the West line of said Lot 22, to an iron pin set at a point of curvature;

Thence continuing with the East Right of Way line of Valley View Road with a curve to the left (Radius = 307.86 feet, Delta Angle 40°03'18", Arc Length 215.22 feet) with a chord bearing N 11°56'42" E 210.87 feet to an axle found marking the Northwest corner of a parcel conveyed to Adam E. Higgins & Vicki S. McCutcheon, as recorded in O.R. Book 2077, Page 99, being the **PRINCIPAL PLACE OF BEGINNING** of the **0.944 Acre** parcel herein to be described, and passing over a ¾" o.d. iron pipe found along the arc at a distance of 125.95 feet;

Thence continuing with the East Right of Way line of Valley View Road with a curve to the left (Radius = 307.86 feet, Delta Angle 09°54'11", Arc Length 53.21 feet) with a chord bearing N 12°23'55" W 53.14 feet to an axle found at a point of curvature;

Thence continuing with the East Right of Way line of Valley View Road with a curve to the left (Radius = 695.90 feet, Delta Angle 06°09'42", Arc Length 74.84 feet) with a chord bearing N 20°54'32" W 74.80 feet to a ¾" o.d. iron pipe found marking the Southwest corner of a parcel conveyed to Nedra C. Welsh, as recorded in OR. Book 2478, Page 715;

Thence, S 89°35'04" E 315.97 feet leaving Valley View Road with the South line of said parcel conveyed to Welsh, and extending along the South line of a parcel conveyed to Jeffco Properties, LLC, as recorded in O.R. Book 2761, Page 322, to a ¾" o.d. iron pipe found on the West Right of Way Line of Arc Drive (50' Wide R/W);

Thence with the West Right of Way line of Arc Drive with a curve to the right (Radius = 369.22 feet, Delta Angle 22°25'49", Arc Length 143.47 feet) with a chord bearing S 24°45'32" E 142.57 feet to a ¾" o.d. iron pipe found marking the Northeast corner of a parcel conveyed to Michael D. & Jacklyn T. Slone, as recorded in O.R. Book 2601, Page 891;

Thence, N 88°31'54" W 162.58 feet leaving Arc Drive with the North line of said parcel conveyed to Slone, to a ¾" o.d. iron pipe found at the Northeast corner of said parcel conveyed to Higgins & McCutcheon;

Thence, N 88°06'01" W 175.13 feet with the North line of said parcel conveyed to Higgins & McCutcheon, to the **PRINCIPAL PLACE OF BEGINNING**, and containing **0.944 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

The bearings of the above description are based on the Southeast Right of Way Line of Valley View Road, the same being the North line of Lot 22 of Valley View Village No. 2 (P.B.9, Pg.39), as being N 32°11'12" E, and is based on the O.D.O.T. CORS Network System, Ohio State Plane Coordinate System South Zone..

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in August of 2023.

Dated

9/12/23

Job No. 4222-23MU

OFFICE COPY

NOT RECORDABLE



DESCRIPTION

APPROVED

By: JAB 9-14-2023