

17-19-01-01-003

Adjoiner Split from Madson Commercial Holdings Ltd. to Stephen G. Rider

Situated in the State of Ohio, County of Muskingum, Township of Falls, Quarter Township 1, and being part of Bank Lot 3, Township 1, Range 8, United States Military Lands, and being part of the lands presently owned by Madson Commercial Holdings Ltd. as per Official Record 2085, Page 362, and being more particularly described as follows:

Beginning for reference at the Northwest Corner of Bank Lot 3 as per Deed Book "K", Page 644;

Thence along the north line of Bank Lot 3, South 87 degrees 35 minutes 33 seconds East, 741.46 feet, (by deed), to a point in the centerline of State Route 60, and the northwest corner of lands presently owned by Madson Commercial Holdings Ltd., (OR 2085-362);

Thence along the centerline of said route, and the west line of said Madson lands, South 08 degrees 04 minutes 13 seconds West, 277.83 feet, (by deed), to a point on the northwest corner of lands presently owned by Stephen G. Rider, (OR 2482-796);

Thence along the north line of said Rider lands, and the south line of said Madson lands, South 89 degrees 18 minutes 43 seconds East, 218.20 feet to an iron pin set and the principal place of beginning, passing an iron pin found at 40.00 feet;

Thence through said Madson lands the following three courses:

- 1.) North 53 degrees 39 minutes 31 seconds East, 33.58 feet to an iron pin set;
- 2.) North 32 degrees 17 minutes 04 seconds East, 81.69 feet to an iron pin set;
- 3.) North 46 degrees 51 minutes 42 seconds East, 31.71 feet to an iron pin found on the north lines of lands presently owned by Stephen G. Rider, (OR 2482-796);

Thence along the north lines of said Rider lands the following three courses:

- 1.) South 18 degrees 11 minutes 27 seconds West, 28.51 feet to an iron pin found;
- 2.) South 33 degrees 43 minutes 39 seconds West, 59.52 feet to an iron pin found;
- 3.) South 56 degrees 42 minutes 58 seconds West, 62.05 feet to the principal place of beginning, containing 0.03 acres, more or less, and being part of Auditor's Parcel Number 17-19-01-01-000.

The above described tract is not be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations.

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, South Zone, Grid North, as per GPS observations.

17-19-01-01-003A

This description is written based on a field survey completed March 21, 2017, by Jack D. Newcome, Reg. No. 7321.

**OFFICE COPY  
NOT RECORDABLE**

Jack D. Newcome, Reg. No. 7321

3-22-17

Date

DESCRIPTION

APPROVED

By: [Signature]



APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

2/21/17  
Date

Fee Paid

## SITUATED IN:

State of Ohio, County of Muskingum, Township of Falls, Quarter Township 1, and being a part of Bank Lot 3, Township 1, Range 8, United States Military Lands.

## 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

## 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 2085-362  
OR 2482-796  
OR 2464-339  
DR k-644

## PARCEL NO.

Part of: 17-19-01-01-000 +- 0.03 Acres

Northwest Corner of Bank  
Lot 3, DR "K" pg. 644

S 87°35'33"E  
741.46' (by deed)

Not to be used as a separate building  
site or transferred as an independent  
parcel in the future without planning  
commission approval in accordance  
with applicable subdivision regulations.

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

Madson Commercial  
Holdings Ltd.  
OR 2085-362

APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

3/21/17  
Date

Fee Paid

Madson Commercial  
Holdings Ltd.  
OR 2085-362  
+- 0.03 Acres

N 46°51'42"E  
31.71'

S 18°11'27"W  
28.51'

N 32°17'04"E  
81.69'

S 33°43'39"W  
59.52'

N 53°39'31"E  
33.58'

S 56°42'58"W  
62.05'

S 89°18'43"E 218.20'

Stephen G. Rider  
OR 2482-796

3950 Frazeburg Road LLC  
OR 2464-339



DESCRIPTION  
APPROVED  
By: [Signature] 3/18/2017

OFFICE COPY

NOT RECORDABLE

Jack D. Newcome

Date

Reg. Surveyor No. 7321



Newcome Surveying Company  
8515 Ballard Road  
Nashport, Ohio  
740-452-5796