

17-63-02-04-003

Situated in the 3<sup>rd</sup> Quarter of Township 1 North, Range 7 West of the United States Military Lands; Falls Township, Muskingum County, Ohio [and being part of the property conveyed to Peter Enterprises, LLC by a deed recorded in Official Record Book 2272, page 789 (Aud. Par. #17-63-02-04-000, part)] and being further bounded and described as follows:

Beginning for a point of reference at the Northwest corner of Lot 32 as shown on the plat titled "Homestead Hills" as recorded in Plat Book 8, page 65, said point also being on the east line of East Military Road (50') (County Road 146);

thence North 04° 42' 00" East, along the east line of East Military Road (County Road 146) and passing an axle found at a distance of 100.00 feet, a total distance of 200.00 feet to an iron pin set, **said point being the true place of beginning of this tract;**

thence North 04° 42' 00" East, continuing along the east line of East Military Road, a distance of 74.63 feet to a 5/8 inch rebar found;

thence South 85° 47' 45" East, along the south line of a tract conveyed to John H. Maziar and Jacqueline L. Maziar by a deed recorded in Official Record Book 2138, page 28, a distance of 230.60 feet to an axle found;

thence South 25° 45' 42" West, through the aforementioned Peter Enterprises, LLC tract, a distance of 82.68 feet to an iron pin set;

thence North 85° 08' 55" West, along the north line of a tract conveyed to Valencia Dick by a deed recorded in Deed Book 940, page 325, a distance of 200.88 feet to the place of beginning.

Containing 0.3756 acres, (**"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. Parcel to be combined to Auditor's Parcel Number 17-63-02-05-000"**) subject to all legal road right of way and any valid and existing easements, restrictions, leases or other conditions of record.

The bearings used in this description are based on the east line of East Military Road having a bearing of North 85° 08' 55" West. Pertinent documents are all deeds and plat mentioned; tax map; and a survey plat prepared by Donald E. Binckley, Reg. Surv. #7879, for John H. and Jacqueline L. Maziar dated January 29, 2003. All iron pins described as set are 5/8 inch diameter, 30 inches long, solid reinforcing bars with plastic identification caps. All mention of Deed Books, Plat Books and Official Record Books refers to records on file in the Muskingum County Recorder's Office.

This description was prepared by Harold W. Hitchens, Jr., Reg. Surveyor #6751, from an actual field survey made under my supervision during September of 2011.

**OFFICE COPY  
NOT RECORDABLE**  
Hitchens & Associates  
Harold W. Hitchens, Jr., Reg. Surv. #6751  
September 21, 2011  
JN 4355-07-11

DESCRIPTION APPROVED  
[Signature]



APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR  
[Signature]

8/7/15  
Date  
Fee Paid

17-63-02-04-003 A

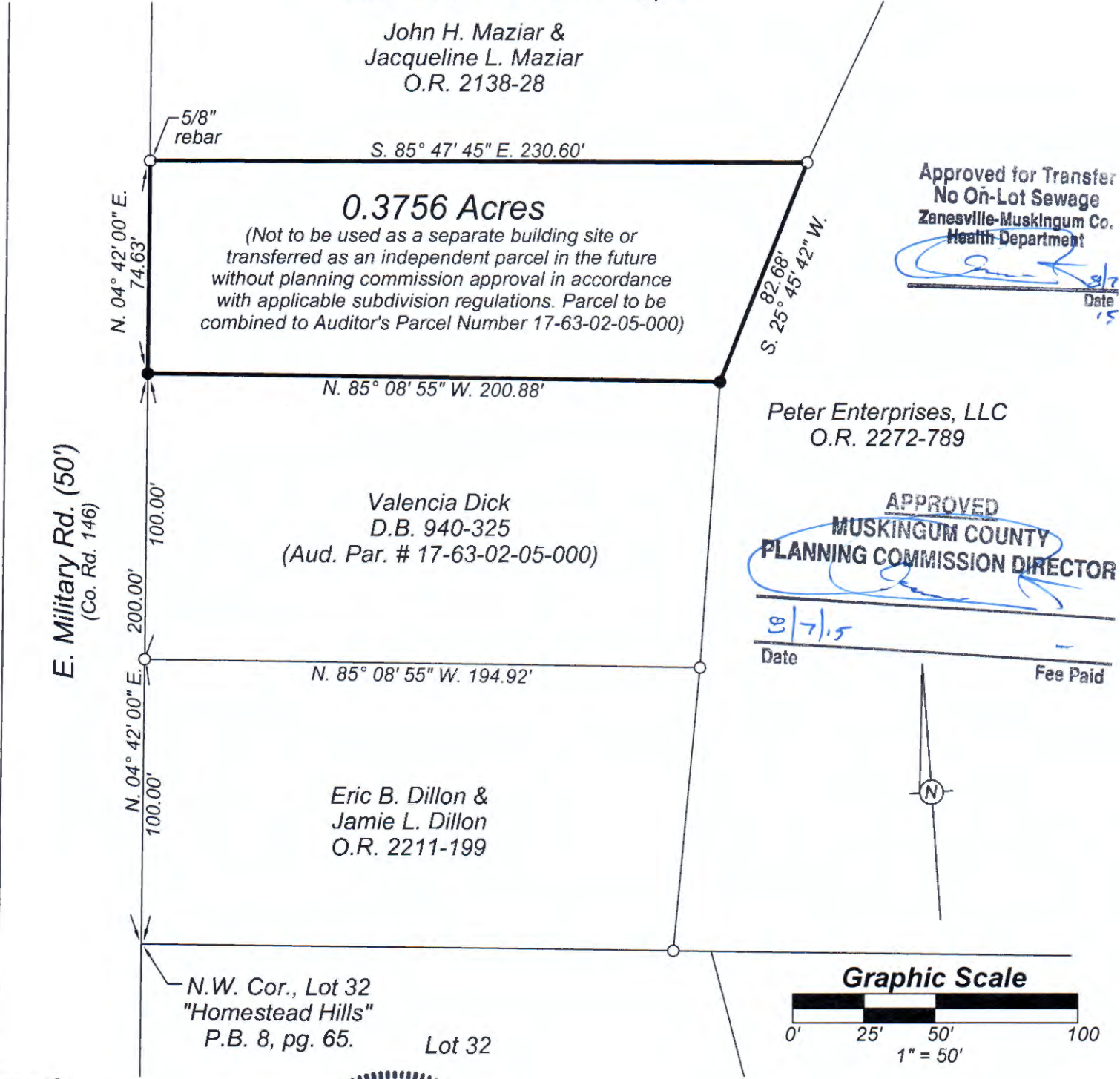
DESCRIPTION APPROVED

By: [Signature] 2/6/15

# Boundary Survey for Randy Murgitroyd

Situated in the 3rd Qtr. of T 1N, R 7W, of the U.S.M.L.  
Falls Township, Muskingum County, Ohio.

Being part of the property conveyed to Peter Enterprises, LLC by  
a deed recorded in O.R. 2272, pg. 789,  
Aud. Par. # 17-63-02-04-000, part.



### Legend

- Iron Pin Found, axle (unless shown otherwise)
- Iron Pin Set, 5/8" x 30" rebar (with plastic identification cap)



### Certification

I hereby certify this plat to be true and accurate based on an actual field survey made under my supervision during September of 2011.

Harold W. Hitchens, Jr., Reg. Surv. #6751  
September 21, 2011.

Drawn By: SMK  
JN: 4355-07-11

### Pertinent Documents

Pertinent documents used for this survey were all deeds and plat shown; tax map; and a survey plat prepared by Donald E. Binckley, Reg. Surv. # 7879 of the John H. & Jacqueline L. Mazier property dated January 29, 2003.

### Bearing Reference

The bearings shown on this plat are based on the east line of Military Road having a bearing of N. 04° 42' 00" E.



Civil Engineers & Surveyors

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