



S.A. ENGLAND SURVEYING

Professional Land Surveying
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Thence, **N 05°48'30" E 154.25 feet** with the centerline of County Line Road and the line between Muskingum and Licking Counties, the same being the West line of said parcel conveyed to Woodruff of which this description is a part, to the **PRINCIPAL PLACE OF BEGINNING**, and containing **6.345 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

The above described 6.345 Acre parcel contains 0.190 Acres within the road right of way, leaving a net area of 6.155 Acres, more or less.

This parcel is 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 No. 25-65-03-17-001.

Subject to the Flood Zone 'A' plain, as per Community Panel No. 39119C0275G, dated July 6, 2010, of the FEMA maps of this area.

The bearings of the above description are based on the centerline of County Line Road (Co. Road 412), as being **N 05°48'30" E**, and is an assumed Meridian used to denote angles only.

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 April of 2015.

Dated 5/26/15

OFFICE COPY
NOT RECORDABLE

Scott A. England P.S.
Ohio Registered Surveyor #7452

Job No. 2327-15MU-Tract2Rev1

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
6/8/15
Date

DESCRIPTION
APPROVED
By: [Signature]



Plat of Survey

Township of Hopewell, County of Muskingum, State of Ohio, being a part of Lot 33 & Lot 34 in the Third Quarter, Township 1N, Range 9W, of the United States Military Lands.

PROPERTY LOCATION:

Situated in the Township of Hopewell, County of Muskingum, State of Ohio, and being a part of Lot 33 & Lot 34 in the Third Quarter, Township 1N, Range 9W, of the United States Military Lands.

Being a Re-Survey of a 7.456 Acre parcel conveyed to Victor W. Woodruff, as recorded in O.R. 1908, Page 781, in the Muskingum County Deed Records, and being all of Auditor's Parcel No. 25-25-65-03-14 & No. 25-25-65-03-15.

The bearings of this plat are based on the centerline of County Line Road (Co. Road 412), as being N 05°48'30" E, and is an assumed Meridian used to denote angles only.

PREPARED FOR:

Victor & Bethany Woodruff
Gradiot, Ohio

PLACE OF COMMENCEMENT:

SW CORNER LOT 34/NW CORNER LOT 33
P.O.B. 6.345 Ac. Parcel

RELATED DOCUMENTS

- 1) 2002 Survey of 8 Acres by Charles W. Harkness, P.S.
- 2) 2004 Survey of 7.456 Acres by John W. Hagan, P.S.
- 3) 2010 Survey of 1.07 Acres by Jack D. Necome, P.S.

Note: Both Tract 1 & Tract 2 are subject to the Flood Zone 'A' Plain, as shown on Community Panel No. 39119C0275G, dated July 6, 2010, of the FEMA maps of this area.

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date

Fee Paid

I hereby certify that an actual survey was made of the premises, and that this plat is correct to the best of my knowledge.

Date

Scott A. England, P.S.
Ohio Registered Surveyor #S-7452



DESCRIPTION
APPROVED
By: [Signature]

Graphic Scale
0 50 100 200

1 Inch = 100 Feet

LEGEND

- - 5/8" o.d. Iron Pin Found
- ⊕ - 1" o.d. Iron Pipe Found
- - Iron Pin Set
- 5/8" Rebar with a Red I.D. Cap Labeled S.A. England #7452
- △ - Mag Nail Set

PREPARED BY:

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