

S.A. ENGLAND 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 OFBEGINNING, 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 Shalls

Scott A England P.C. COPDABLE
Ohio Resistered Surv. COPPDABLE

Job No. 2327-15MU-Tract2Rev1

MUSKINGUM COUNTY PLANNING COMMISSION DIRECTOR

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APPROVED
By:

SCOTT
ENGLAND
-7452
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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. Nicole James PROPERTY LOCATION O.R. 1974, Page 001 Jeffrey J. & Kathy D. James Situated in the Township of Hopewell, County of Muskingum, State of Co. Road 412) 0.34 Acres P.P.N. 25-65-03-13-000 Ohio, and being a part of Lot 33 & Lot 34 in the Third Quarter, Deed Volume 618, Page 160 Township 1N, Range 9W, of the United States Military Lands. S 83°54'30" E 22.14 Acres P.P.N. 25-65-03-11-000 Being a Re-Survey of a7.456 Acre parcel conveyed to Victor W. 381.00' Licking County N 05°48'30" E 248.20' 750.70' 7.00 Woodruff, as recorded in O.R. 1908, Page 781, in the Muskingum Tract County Deed Records, and being all of Auditor's Parcel No. 369.70' 05°48'30" 127.00' 25-25-65-03-14 & No. 25-25-65-03-15. ROAD 0.087 Ac. in R/W 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 N 83°54'30" Victor W. Woodruff Meridian used to denote angles only. O.R. 1908, Page 781 LINE 7.456 Acres 1.111 Ac. P.P.N. 25-65-03-14-000 PREPARED FOR PLACE OF COMMENCEMENT: Victor & Bethany Woodruff Muskingum SW CORNER LOT 34/NW CORNER LOT 33 Gradiot, Ohio COUNTY 05°48'30"] O P.O.B. 6.345 Ac. Parcel Tract 2 6.345 Acres Sewage Muskingum Department Note: 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 RELATED DOCUMENTS Approved For 1 No On-Lot Se 0.190 Ac. in R/W applicable subdivision regulations. Parcel to be combined Date to Auditor's Parcel Number 25-65-03-17-001. 1) 2002 Survey of 8 Acres by Charles W. Harkness, P.S. N 75°38'30" W 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. N 80°10′20″ W Health 576.30 Zanesville. Larry J. Smith 606.60' O.R. 2557, Page 406 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, 1.07 Acres of the FEMA PARS of this area. 310.10 Wonetta C. Smith Deed Volume 1041, Page 412 MUSKINGUM COUNTY Mildred Teisinger P.P.N 25-65-03-19-000 PLANNING COMMISSION DIRECTOR O.R. 1977, Page 381: 8 Acres P.P.N 25-65-03-22-000 62.5 SCOTT **LEGEND** Fee Paid certify that an actual survey was made of the premises, Graphic Scale PREPARED BY: o - 5/8" o.d. Iron Pin Found S.A. ENGLAND SURVEYING 200 1" o.d. Iron Pipe Found to the best of my knowledge. Professional Land Surveying P.O. Box 1770 5\8" Rebar with a Red LD, Cap Buckeye Lake, Ohio 43008 Labeled S.A. England #7452 Phone: 740-323-0644 ▲ - Mag Nail Set 1 Inch = 100 Feet AFOREP WWW.SURVEYOHIO.COM hio Registered Surveyor #S-7452