

Re-configuration of Parcel One of Andrew and Heather Starner Lands

Situated in the State of Ohio, County of Muskingum, Township of Licking, and being part of the North Half of Quarter Township 4, Township 2, Range 9, United States Military Lands, and being part of Parcel One, and Parcel Two of lands presently owned by Andrew M. and Heather Starner as per Official Record 2311, Page 221, and being more particularly described as follows:

Beginning for reference at an iron pipe found at the Northwest Corner of Lot 92, of Dillon Hills No. 4 subdivision, recorded in Plat Book 13, Page 21, and 22.

Thence along the north line of said lot, South 87 degrees 04 minutes 06 seconds East, 99.90 feet to an iron pipe found on the northeast corner of said lot, and the principal place of beginning;

Thence through Parcel One and Parcel Two with new lines the following three courses:

- 1.) North 59 degrees 29 minutes 53 seconds West, 184.15 feet to an iron pin set;
- 2.) North 54 degrees 19 minutes 09 seconds West, 79.32 feet to an iron pin set;
- 3.) South 30 degrees 29 minutes 29 seconds West, 158.28 feet to a point in the centerline of Ballard Road, passing an iron pin set at 133.08 feet;

Thence along the centerline of said road, North 43 degrees 23 minutes 00 seconds West, 62.46 feet to a point on a southeast corner of lands presently owned by John C. and Krysta K. Berkfield,(OR 1154-785);

Thence along the lines of said Berkfield lands the following two courses:

- 1.) North 30 degrees 29 minutes 29 seconds East, 455.38 feet to a PK nail set in an asphalt driveway, passing an iron pin found at 25.62 feet;
- 2.) South 77 degrees 31 minutes 21 seconds East, 758.18 feet to an iron pin found on the west line of lands presently owned by James M. and Estella Hughes,(DR 1083-216);

Thence along the west line of said Hughes lands, South 04 degrees 21 minutes 19 seconds West, 309.03 feet to an iron pin set on the north line of Lot 98 of Dillon Hills No. 4 subdivision,(Pl. Bk. 13, Pgs. 21 and 22);

Thence along the north line of said subdivision, North 87 degrees 04 minutes 06 seconds West, 602.35 feet to the principal place of beginning, passing iron pipes found at 102.60 feet, 202.62 feet, and 402.46 feet, containing 7.05 acres more or less;

The above described tract is subject to an easement for the sanitary sewer located on the adjacent property to the south. Since the house was built in the 1950's, and no one has definitive knowledge of the exact location of the septic tank, leach beds or tail line, if in the future a problem arises with said septic system, and it encroaches onto the above described tract, said owner's of the property to the south have the right to maintain repair and replace said system.

Subject to all legal recorded easements and right of ways.

Iron pins set are 5\8 inch rears , 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 G.P.S. observations.

This description is written based on a field survey completed August 30, 2014, by Jack D. Newcome, Reg. No. 7321.

OFFICE COPY

NOT RECORD
Jack D. Newcome, Reg. No. 7321

9-2-14

Date

Parcel No.s

Part of: 35-48-01-01-000 +- 0.003 Acres

Part of: 35-44-03-10-000 +- 7.047 Acres

**DESCRIPTION
APPROVED**

By:

[Signature] 9/19/2014



**APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**

[Signature]
9/19/14

Date

Fee Paid

John C. and
Krysta K. Berkfield
OR 1154-785

Approved For Transfer
No On-Lot Sewage

Date 9/18/14

Zanesville - Muskingum Co.
Health Department

SITUATED IN:

State of Ohio, County of Muskingum, Township of
Licking, and being Part of the North Half of
Quarter Township 4, Township 2, Range 9, United
States Military Lands

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 2311-221
OR 1154-785
Survey of
Adjoining lands
to the west by C.
Harkness

James M. and
Estella Hughes
DR 1083-216



Andrew M. and
Heather Starner
Part of Parcel One
and Parcel Two
OR 2311-221
+- 7.05 Acres

Parcel One
10

DESCRIPTION
APPROVED
By: [Signature] 9/19/2014

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Fee Paid

Date

N 43°23'00"W
62.46'

Andrew M. and
Heather Starner
OR 2311-221

Parcel Two
01

Centerline of Ballard Road
(Licking Twp. Road 60)

Northwest Corner of Lot
92, Dillon Hills No. 4,
(Pl. Bk. 13, Pg. 21, & 22)

Dillon Hills No. 4
(Pl. Bk. 13, Pgs. 21 & 22)

PARCEL NO.S

Part of: 35-48-01-01-000 +- 0.003 Acres
Part of: 35-44-03-10-000 +- 7.047 Acres

OFFICE COPY
NOT RECORDABLE

Jack D. Newcome

Date

Reg. Surveyor No. 7321

Newcome Surveying Company
6515 Ballard Road
Nashport, Ohio
740-452-5796

