

44-50-08-27-001

**0.214 ACRE LOT SPLIT
LOT 72 of OAKWOOD NORTH 1**

Situated in the State of Ohio, County of Muskingum, Township of Muskingum, being part of the southeast quarter of Section 22 in the south half of Quarter Township 4 of Township 2, Range 8 of the United States Military District, also being part of Lot 72 of Oakwood North 1 subdivision, recorded in Plat Book 12, Page 49 of the Muskingum County Recorder's Office, said Lot 72 being in the name of Ray Thomas Lumbertown, Inc., part of an original acreage tract described in Deed Book 580, Page 390, being more particularly described as follows:

Beginning at a 5/8" rebar found (Harkness) on the easterly right-of-way line of Northcrest Drive (50-foot right-of-way) at the northwest corner of Lot 72, being the southwest corner of Lot 71;

Thence, easterly along the common lot line of Lot 71 and Lot 72, North 80 degrees 20 minutes 30 seconds East, a distance of 270.83 feet to 5/8" rebar found (Harkness) at the northeast corner of Lot 72, being the southeast corner of Lot 71; Also being the east line of Oakwood North 1 subdivision and the west line of a 20.21 acre tract in the name of Ray Thomas Lumbertown, Inc., the original parent acreage tract described in Deed Book 739, Page 11;

Thence, southerly along the east line of Lot 72, the east line of Oakwood North 1 and the west line of said 20.21-acre Ray Thomas Lumbertown, Inc., tract, South 05 degrees 34 minutes 50 seconds West, a distance of 71.19 feet to a 3/4" iron pipe set at the southeast corner of the herein described tract;

Thence, westerly, crossing Lot 72 along a new line of division, North 84 degrees 25 minutes 10 seconds West, a distance of 261.31 feet to the Point of Beginning.

Containing 0.214 Acre, more or less.

Part of Parcel Number 44-50-08-27-000

This tract not to be used as a separate building lot 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 44-50-08-26-000.

Subject to legal easements and rights-of-way of record, notably an 80-foot-wide right-of-way and easement to Ohio Power Company, described in Deed Book 552, Page 100 of the Muskingum County Recorder's Office.

This description prepared by Anthony R. Sheck, Ohio Professional Surveyor #6954, based on an actual field survey in September 2016 and April 2019. All iron pipes set being 3/4" inside diameter x 30" length with 1" diameter orange plastic cap inscribed "SHECK 6954". Bearings based on the north line of Lot 71 as South 80 degrees 56 minutes 50 seconds West as shown on the plat of Oakwood North 1 subdivision, recorded in Plat Book 12, Page 49 of the Muskingum County Recorder's Office.

**OFFICE COPY
NOT RECORDABLE**

Anthony R. Sheck
Ohio Professional Surveyor #6954

DESCRIPTION
APPROVED

By: 4/30/19

APPROVED

MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date 4/30/19

