

66-80-24-04-010

1685- COVE LN

66-80-17-17-005

1675 COVE LN

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NOT RECORDABLE

DESCRIPTION 11.455 ACRE TRACT - TRACT 42

Being situated in the northeast quarter of Section twenty-four (24) and in the southeast quarter of section seventeen (17), Township one (1) North, Range five (5) West, Union Township, Muskingum County, State of Ohio and being part of that land conveyed to Sidney L. Hurdle in Deed Volume 1079 Page 133 in the Muskingum County Recorder's Office, being part of Muskingum County Auditor's Parcel # 66-66-80-24-04-000 (6.547 acres) and part of Parcel # 66-66-80-17-17-000 (4.908 acres), and being more particularly described as follows;

Beginning for reference at a 3/4 inch iron pipe set at the northwest corner of the northeast quarter of Section 24; thence South 02 degrees 24 minutes 52 seconds West along the mid-section line a distance of 421.81 feet to a 3/4 inch iron pipe found; thence South 22 degrees 04 minutes 02 seconds East a distance of 437.81 feet to a 3/4 inch iron pipe found; thence South 88 degrees 04 minutes 28 seconds East a distance of 1002.03 feet to a 3/4 inch iron pipe set; thence North 29 degrees 57 minutes 41 seconds West a distance of 278.14 feet to a 3/4 inch iron pipe set and being the true place of beginning;

thence from the true place of beginning North 29 degrees 57 minutes 41 seconds West a distance of 440.00 feet to a 3/4 inch iron pipe set;

thence North 55 degrees 35 minutes 53 seconds East a distance of 1120.00 feet (passing over a 3/4 inch iron pipe set at 1095.00 feet) to a point in the centerline of South Cove Lane (Township Road 367);

thence South 54 degrees 10 minutes 35 seconds East along the centerline of South Cove Lane a distance of 140.00 feet to a 3/4 inch iron pipe set;

thence South 15 degrees 56 minutes 20 seconds East along the centerline of South Cove Lane a distance of 163.92 feet to a 3/4 inch iron pipe set;

thence South 22 degrees 51 minutes 34 seconds East along the centerline of South Cove Lane a distance of 148.66 feet to a point;

thence South 55 degrees 18 minutes 05 seconds West a distance of 1119.79 feet (passing over a 3/4 inch iron pipe set at 25.00 feet) to the place of beginning - containing 11.455 acres, more or less.

Subject to all legal right-of-way of previous record.

The above description was prepared from a survey made by me, Samuel W. Vance, Registered Surveyor No. 6553 in March, 1994. Bearing basis assumed.

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DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY Ad Swinhart

3-21-94



Linn Engineering, Inc.

Civil Engineering Consultants

740-452-7434 • 1-800-991-7434

534 Market Street • P.O. Box 2086 • Zanesville, Ohio 43702-2086

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

6/24/10
Date

Fee Paid

Situated in State of Ohio, County of Muskingum, Township of Union, bounded and described as follows:

Being a part of the south half of the Southeast Quarter of Section 17 and part of the north half of the Northeast Quarter of Section 24, Township 1, Range 5 of the United State Military Lands and being more particularly described as follows:

Beginning for reference at a pipe found at the Northwest corner of the Northeast Quarter of Section 24;

thence along the north line of said Section 24 and through lands now owned by Charles J. Boyd (DR 1148-843) South 87 degrees 59 minutes 01 seconds East 1074.84 feet to a point on said Boyd's east line and the principal place of beginning;

thence continuing along said Boyd's east line North 55 degrees 13 minutes 33 seconds East 343.44 feet to an iron pin set;

thence through lands now owned by Edward Swartz (DR 1129-428) the following three courses:

- 1) South 13 degrees 16 minutes 10 seconds East 211.33 feet to an iron pin set;
- 2) South 89 degrees 38 minutes 22 seconds East 282.77 feet to an iron pin set;
- 3) North 54 degrees 50 minutes 48 seconds East 258.10 feet to a point on the centerline of South Cove Lane, passing an iron pin set at 233.10 feet;

thence along the centerline of said South Cove Lane South 23 degrees 09 minutes 58 seconds East 76.67 feet to a point on the northeast corner of lands now owned by Ronald W. and Kristine R. Patterson (DR 1691-197);

thence along said Pattersons' north line South 54 degrees 50 minutes 48 seconds West 1121.91 feet to an iron pin found on said Boyd's east line, passing an iron pipe found at 25.00 feet;

thence along said Boyd's east line the following two courses:

- 1) North 29 degrees 57 minutes 45 seconds West 441.73 feet to an iron pipe found, passing an iron pipe found at 237.59 feet;
- 2) North 55 degrees 13 minutes 33 seconds East 344.94 feet to the principal place of beginning;

containing 7.77 acres, more or less, subject to all applicable right of ways and easements, written or implied.

Iron pins set are 5/8 inch diameter by 30 inch long rebar with plastic identification caps.

Bearings are based on the west line of Tract 42 as depicted on previous survey plat prepared by Vance Surveying as bearing North 29 degrees 57 minutes 41 seconds West.

This description is written based on a survey completed August 13, 2004 by Jack D. Newcome, Reg. No. 7321.

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

3-18-2010
Date

PARCEL NO:

Part of: 66-66-80-17-17-00 (1.19 ac.)
 All of: 66-66-80-24-04-010 (6.58 ac.)
 Total: (7.77 ac.)



DESCRIPTION
APPROVED
By: [Signature] 6/24/10



SITUATED IN

The State of Ohio, County of Muskingum Township of Union, and being a part of the South Half of Southeast Quarter of Section 17 and the North Half of Northeast Quarter of Section 24, T1, R5, United States Military Lands.

LEGEND

- ⊙ Iron Pin Set, 5/8" rebar
- Iron Pin Found
- Pipe Found

Approved For Transfer
 On-Lot Sewage O.K.
 Date 6/17/10
 EJS
 Zanesville - Muskingum Co
 Health Department

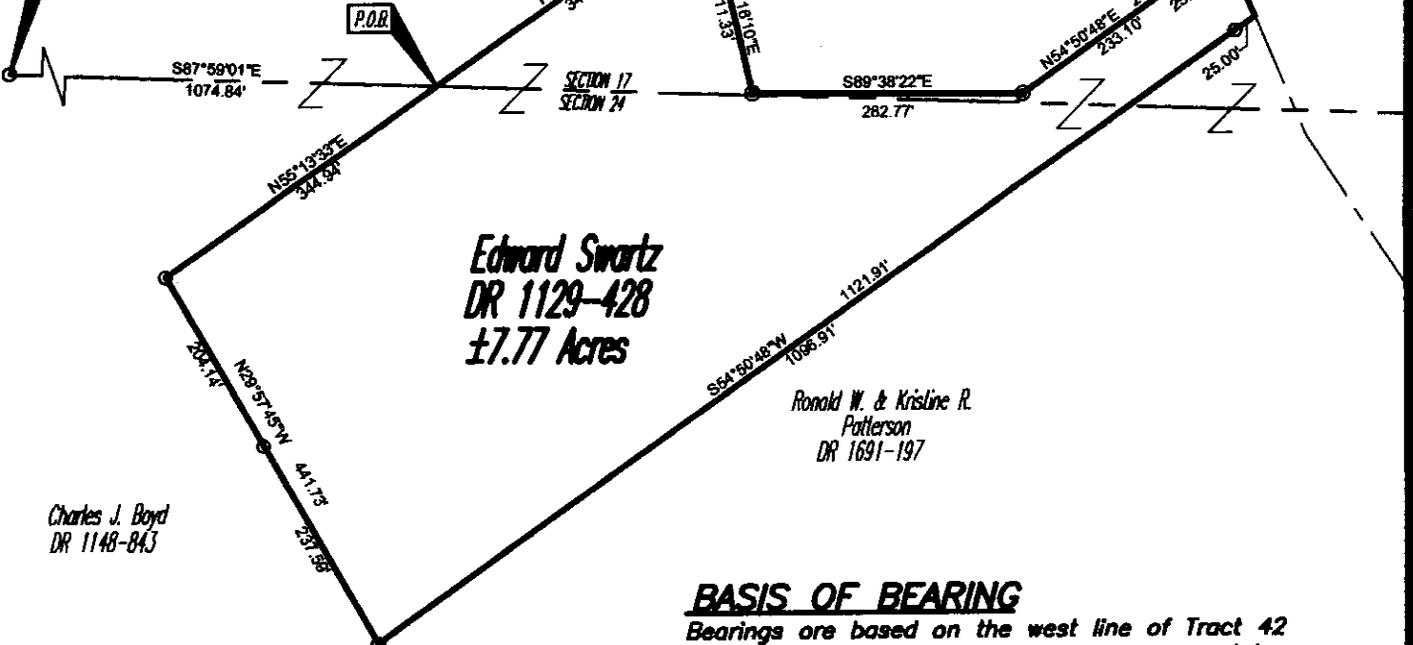
Centerline South Cove Lane

Pipe Found at the Northwest Corner of the Northeast Quarter of Section 24.

Charles J. Boyd
DR 1148-843

Edward Swartz
DR 1129-428

S23°09'58"E
76.67



Edward Swartz
DR 1129-428
±7.77 Acres

Ronald W. & Kristine R.
Patterson
DR 1691-197

Charles J. Boyd
DR 1148-843

BASIS OF BEARING

Bearings are based on the west line of Tract 42 as depicted on previous survey plat prepared by Vonce Surveying, being N29°57'41"W.

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

6/23/10
Date

Fee Paid

DESCRIPTION

APPROVED

By: [Signature] 6/11/2010

REFERENCES

- DR 1129-428
- DR 1148-843
- DR 1691-197
- Tax Map 66-80
- Survey Plat prepared by Vonce Surveying dated 2/12/94.



PARCEL NO.

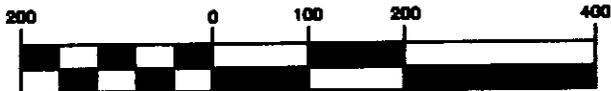
Part of: 66-66-80-17-17-004(±1.19 ac.)
 All of: 66-66-80-17-04-010(±6.58 ac.)
 Total = ±7.77 ac.

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Jack D. Newcome
Reg. Surveyor S-7321

3-18-2010
Date

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

Project No.: 66-80-SWARTZ



Linn Engineering, Inc. 740-452-7434
 Civil Engineering Consultants
 P.O. Box 2086 Zanesville, Ohio 43702-2086