

UTELANK...  
70-11-01-14-001  
2275 CULBERTSON RD

# Know all Men by these Presents

That WILLIAM H. TROTT and SARAH R. TROTT, husband and wife,

of MUSKINGUM County, State of Ohio, for valuable consideration paid, grant with general warranty covenants, to MARLA Z. WORDEN and LESLIE F. WORDEN,

whose tax mailing address is 2275 Culbertson Road  
Zanesville, Ohio 43701

the following real property: Situated in Washington Township, Muskingum County, Ohio, and being a part of Lot # 3, of Underwood Subdivision, Township 1, Range 7, and being further described as follows: Commencing at the Northwest corner of the Southwest Quarter of Fractional Section 3; thence south 01 degrees 18 minutes 49 seconds west 1979.47 feet along the West line of the said Southwest Quarter to a point, said point being North 01 degree 18 minutes 49 seconds east 694.76 feet from the Southwest corner of the said Southwest Quarter; thence North 88 degrees 41 minutes 11 seconds West 653.96 feet to a point marked by an iron pin, said point being the place of beginning of this tract; thence South 88 degrees 16 minutes 45 seconds west 247.67 feet to a point in the center of Township Road # 190; thence north 01 degree 43 minutes 15 seconds west 175.87 feet to a point marked by an iron pin, passing a point marked by an iron pin at 13.00 feet; thence north 88 degrees 16 minutes 45 seconds east 247.67 feet to a point marked by an iron pin; thence south 01 degree 43 minutes 15 seconds East 175.87 feet to the place of beginning, containing 1.000 acres, more or less, SUBJECT to all legal road right-of-ways.

Description written on July 21, 1981 by W. J. Biedenbach, Registered Surveyor # 5718.

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NOT RECORDABLE**

DESCRIPTION APPROVAL  
for Auditor's transfer

By Walt Emb

9-5-81

Prior Instrument Reference: Volume

unfulfilled... of the grantor, releases all rights of donor therein.

Witness their hands this second day of September,

19 81 .

Signed and acknowledged in presence of

Margaret Ann Binkley

Margaret Ann Binkley

William H. Trott

Sarah R. Trott

WILLIAM H. TROTT  
SARAH R. TROTT

State of Ohio, } ss. Before me, a Notary Public  
MUSKINGUM County, } in and for said County and State, personally appeared the above named

William H. Trott and Sarah R. Trott,

who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at Zanesville, Ohio, this second day of September, A. D. 19 81.

MARGARET ANN BINKLEY  
Notary Public, State of Ohio  
My Commission Expires July 27, 1982

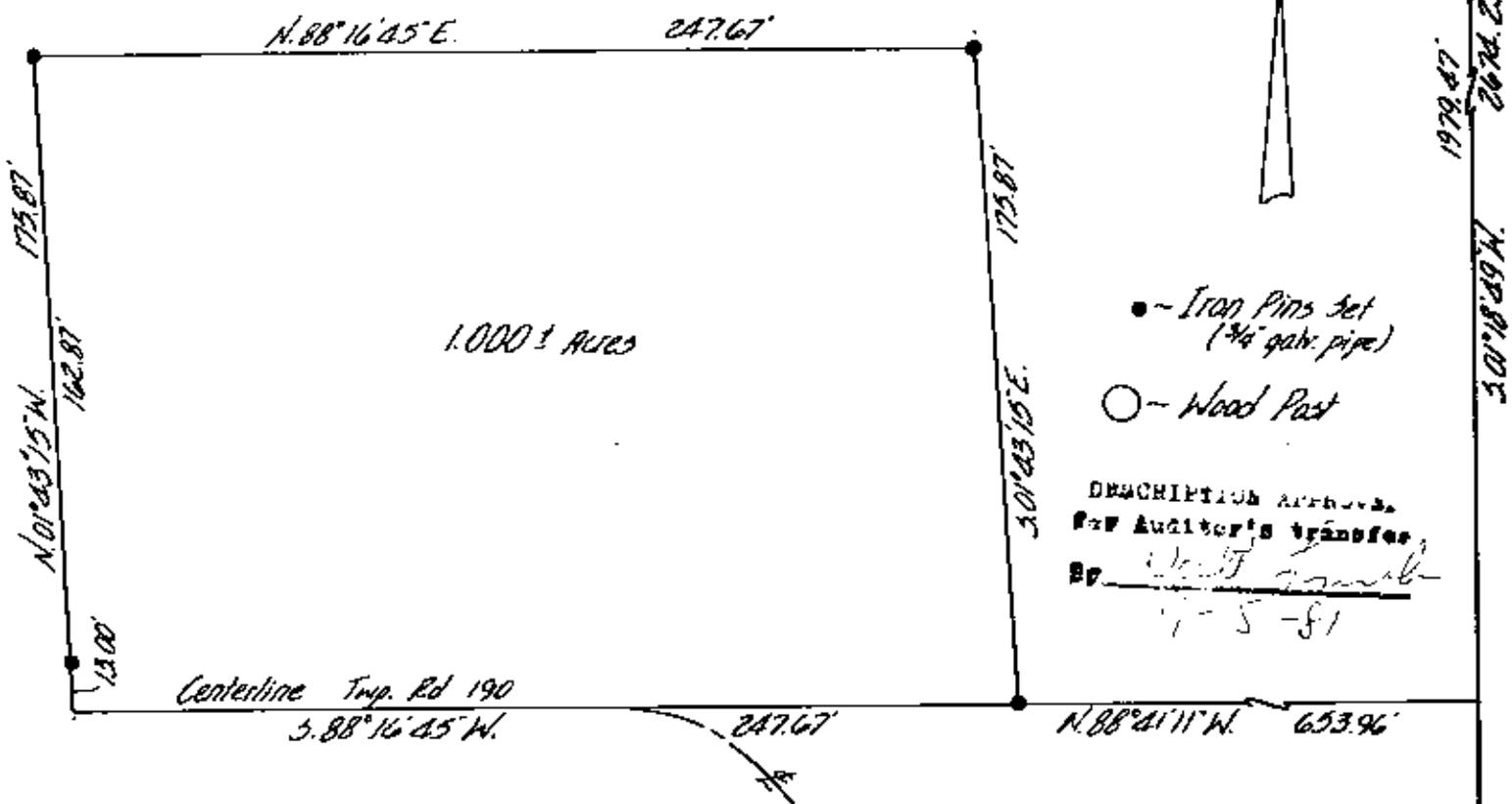
Margaret Ann Binkley

This instrument prepared by JONES, FUNK AND PAYNE, Attorneys at Law  
45 North Fourth Street, Zanesville, Ohio 43701

70-11  
 Northwest Corner  
 of the Southwest  
 Qtr. of Section 3

Bearings are assumed  
 bearings based on Section  
 Line.

William & Sarah Trott



Being a part of Lot number three of Underwood Subdivision  
 Township one, Range seven, Washington Township, Muskingum  
 county, Ohio.

I hereby certify the above plat and survey to  
 be correct as prepared by me, this 21 st day  
 of July 1981.

Southwest Corner  
 of the Southwest Qtr.  
 of Section 3

Zanesville - Muskingum  
 Health Dept. Office

**OFFICE COPY  
 NOT RECORDABLE**

W. J. BIEDENBACH  
 REG. SURVEYOR #5718

W. J. BIEDENBACH & ASSOC.  
 Surveying & Mapping  
 3120 Lisa Ln. Zanesville, Ohio 43701  
 (614) 453-4850

Drawn by: <i>MDL</i>	Date: 7-16-81
Scale: 1"=50'	Checked by: <i>MDL</i>
Job No: 902-7-81	W. Trott

70-11-0104-001

**Timothy L. Berry**  
**Official Record 2413-558**  
**Split +/- 11.316 acres**

Situated in the State of Ohio, County of Muskingum, Township of Washington, and being a part of the north half of Quarter Township 2, Township 1, Range 7, United States Military Lands, and being a part of Lot 11 of Underwood's Subdivision as designated and delineated on Muskingum County Deed Book "E", Page 62, and being a part of lands now owned by Timothy L. Berry (OR 2413-558), and being more particularly described as follows:

Beginning for reference at the northwest corner of said Lot 11;

thence along the north line of said Lot 11, South 86 degrees 53 minutes 19 seconds East 271.70 feet to a point on the east line of the abandoned Cincinnati and Muskingum Valley Railroad and the principal place of beginning;

thence continuing along said north line and along the south line of lands now owned by the State of Ohio, Department of Natural Resources (OR 1511-231, Tract Thirteen), South 86 degrees 53 minutes 19 seconds East 765.07 feet to an iron pin set, passing a 3/4 inch rebar found at 27.10 feet, and from said iron pin set a 1/2 inch rebar found bears North 03 degrees 32 minutes 23 seconds East a distance of 64.56 feet, and from said iron pin set a stone found on the north line of Lot 9 of Underwood's Subdivision bears South 86 degrees 53 minutes 19 seconds East a distance of 1359.42 feet;

thence along lands now owned by Myron Powelson, III, etal (DR 750-248, Tract Five) the following three courses:

- 1) South 03 degrees 32 minutes 23 seconds West 283.51 feet to a 1/2 inch rebar found;
- 2) South 09 degrees 31 minutes 43 seconds West 295.70 feet to a stone found;
- 3) South 65 degrees 52 minutes 02 seconds West 176.44 feet to an iron pin set;

thence through the lands of said Timothy L. Berry the following six courses:

- 1) South 88 degrees 25 minutes 01 seconds West 59.15 feet to an iron pin set;
- 2) South 74 degrees 55 minutes 36 seconds West 136.74 feet to an iron pin set;
- 3) South 25 degrees 09 minutes 38 seconds West 115.20 feet to an iron pin set;
- 4) South 74 degrees 11 minutes 05 seconds West 52.15 feet to an iron pin set;
- 5) North 82 degrees 21 minutes 46 seconds West 118.01 feet to an iron pin set;
- 6) South 83 degrees 01 minutes 31 seconds West 28.64 feet to a point on the east line of said abandoned Cincinnati and Muskingum Valley Railroad;

thence along said east line, North 06 degrees 54 minutes 26 seconds West 837.80 feet to the principal place of beginning, containing 11.316 acres, more or less, subject to all easements and right of ways, written or implied.

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

There is appended to the above described an **EASEMENT** for a sanitary sewage leach field, which is described as follows;

Situated in the State of Ohio, County of Muskingum, Township of Washington, and being a part of the north half of Quarter Township 2, Township 1, Range 7, United States Military Lands, and being a part of Lot 11 of Underwood's Subdivision as designated and delineated on Muskingum

70-11-0104-001 A

County Deed Book "E", Page 62, and being more particularly described as follows:

Beginning for reference at the northwest corner of said Lot 11;

thence along the north line of said Lot 11, South 86 degrees 53 minutes 19 seconds East 271.70 feet to a point on the east line of the abandoned Cincinnati and Muskingum Valley Railroad, from which an 3/4 inch rebar found bears South 86 degrees 53 minutes 19 seconds East a distance of 27.10 feet;

thence along said east line, South 06 degrees 54 minutes 26 seconds East 837.80 feet;

thence North 83 degrees 01 minutes 31 seconds East 28.64 feet to an iron pin set and the principal place of beginning;

thence South 82 degrees 21 minutes 46 seconds East 51.66 feet to a point;

thence South 06 degrees 54 minutes 26 seconds East 63.47 feet to a point;

thence South 83 degrees 05 minutes 34 seconds West 50.00 feet to a point;

thence North 06 degrees 54 minutes 26 seconds West 76.44 feet to the principal place of beginning.

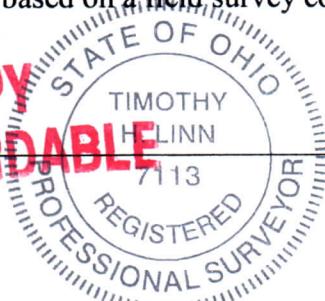
Bearings are based on the Ohio State Plane Coordinate System, NAD 83, South Zone, Grid South as per GPS observations made on October 17, 2018.

This description is written based on a field survey completed October 29, 2018 by Timothy H. Linn, PS, Reg. No. 7113.

Timothy H. Linn, PS  
Reg. No. 7113

**Parcel Number**  
Part of: 70-11-01-04-000 +/- 11.316 acres

DESCRIPTION  
APPROVED  
By: [Signature] 11/3/18



10/31/18  
Date

APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR  
[Signature]  
Date 11/3/18 Fee Paid -

70-11-01-04-001 B

**NOTE**

1. The prior deed and survey calls the north line of the subject tract as the north line of Lot 11 Underwood's Subdivision. However, the location of the north line is incorrectly shown and thus creates an overlap onto lands now owned by the State of Ohio, Department of Natural Resources. Consistent with the survey for the State of Ohio, Department of Natural Resources, this survey correctly shows the location of the north line of Lot 11, thus eliminating the overlap.

**SITUATED IN**

State of Ohio, County of Muskingum, Township of Washington, being a part of the north half of Quarter Twp. 2, T-1, R-7, United States Military Lands, and being a part of Lot 11 of Underwood's Subdivision, as designated and delineated on Muskingum County Deed Book "E", Page 62.

**BASIS OF BEARING**

Bearings are based on the Ohio State Plane Coordinate System, NAD83, South Zone, Grid South, as per GPS observations made 10/17/18.

**LEGEND**

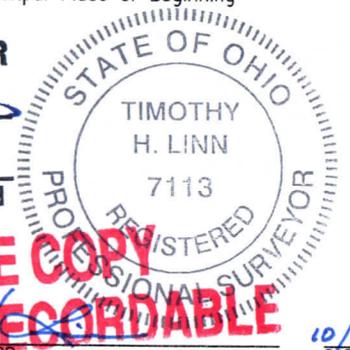
- Iron Pin Found
- Stone Found
- ⊙ Iron Pin Set, 5/8" rebar
- P.O.B. Place of Beginning
- P.P.O.B. Principal Place of Beginning

Approved For Transfer  
On-Lot Sewage O.K.  
Date 11-9-18  
Matthew  
Zanesville-Muskingum Co.  
Health Department

DESCRIPTION  
APPROVED  
By: *[Signature]*

APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

Date 11/3/18 Fee Paid



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NOT RECORDABLE

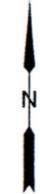
TIMOTHY H. LINN, PS  
REG. SURVEYOR NO. 7113

DATE 10/31/18

SPLIT TRACT		
LINE	BEARING	DISTANCE
L1	S 88°25'01" W	59.15'
L2	S 74°55'36" W	136.74'
L3	S 25°09'38" W	115.20'
L4	S 74°11'05" W	52.15'
L5	N 82°21'46" W	118.01'
L6	S 83°01'31" W	28.64'

REFERENCES  
As shown on Plat.

PARCEL NO.  
Part of: 70-11-01-04-000 ± 11.316 ac.



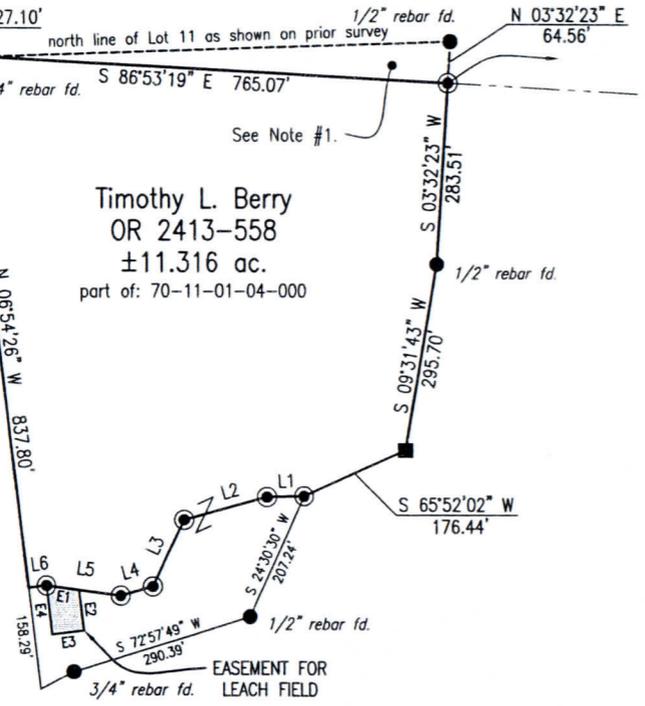
P.O.B. NORTHWEST CORNER,  
LOT 11 UNDERWOOD'S SUBD.  
DEED BK. E, PG. 62

State of Ohio  
Department of Natural Resources  
OR 1511-231  
Tract Thirteen

P.P.O.B.

Timothy L. Berry  
OR 2413-558  
±11.316 ac.  
part of: 70-11-01-04-000

State Route 666  
east line abandoned Cincinnati and  
Muskingum Valley Railroad



LEACH FIELD EASEMENT		
LINE	BEARING	DISTANCE
E1	S 82°21'46" E	51.66'
E2	S 06°54'26" E	63.47'
E3	S 83°05'34" W	50.00'
E4	N 06°54'26" W	76.44'

Myron Powelson III, etal  
DR 750-248  
Tract Five

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