

Survey Split of Michael and Stephanie Smith Lands

Situated in the State of Ohio, County of Muskingum, Township of Washington, and being part of Quarter Township 4, Township 1, Range 7, United States Military Lands,, and being part of the lands presently owned by Michael D. and Stephanie L. Smith as per Official Record 2470, Page 897, and being more particularly described as follows:

Beginning for reference at an iron pin found at the Northeast Corner of Lot 16, of Sunset Acres Subdivision,(Pl. Bk. 9, Pg. 55);

Thence along the north line of said lot, North 86 degrees 50 minutes 58 seconds West, 148.29 feet to an iron pin set and the principal place of beginning;

Thence continuing along the north line of said lot, and the north line of Lot 4, of Sunset Acres, North 86 degrees 50 minutes 58 seconds West, 368.17 feet to a point in the centerline of Boggs Road, passing axles found at 158.23 feet , and 348.48 feet;

Thence along the centerline of Boggs Road, the following three courses:

- 1.) North 26 degrees 02 minutes 06 seconds East, 77.51 feet to a point;
- 2.) North 27 degrees 02 minutes 53 seconds East, 48.03 feet to a point;
- 3.) North 25 degrees 47 minutes 58 seconds East, 54.82 feet to a point;

Thence leaving said centerline and through the lands of Michael D. and Stephanie L. Smith, (OR 2470-897), the following three courses:

- 1.) South 65 degrees 35 minutes 04 seconds East, 145.06 feet to an iron pin set, passing an iron pin set at 25.10 feet;
- 2.) South 72 degrees 12 minutes 50 seconds East, 168.96 feet to an iron pin set;
- 3.) South 04 degrees 06 minutes 58 seconds West, 70.62 feet to the principal place of beginning, containing 0.91 acres, more or less, of which +- 0.08 acres is in the right of way of Boggs Road, and being part of Auditor's Parcel Number 70-72-01-03-000.

Appended to the above described tract is a twenty feet wide, Ingress, Egress, easement over the existing gravel drive, and being described as follows:

Situated in the State of Ohio, County of Muskingum, Township of Washington, and being part of Quarter Township 4, Township 1, Range 7, United States Military Lands,, and being part of the lands presently owned by Michael D. and Stephanie L. Smith as per Official Record 2470, Page 897, and being more particularly described as follows:

Beginning for reference at an iron pin found at the Northeast Corner of Lot 16, of Sunset Acres Subdivision,(Pl. Bk. 9, Pg. 55);

Thence along the north line of said lot, North 86 degrees 50 minutes 58 seconds West, 148.29 feet to an iron pin set on the southeast corner of the above described tract;

Thence along the east and north boundary of said tract the following two courses:

- 1.) North 04 degrees 06 minutes 58 seconds East, 70.62 feet to an iron pin set;
- 2.) North 72 degrees 12 minutes 50 seconds West, 78.87 feet to a point and the principal place of beginning;

Thence continuing along the north line of the above described tract the following two courses:

- 1.) North 72 degrees 12 minutes 50 seconds West, 90.09 feet to an iron pin set;
- 2.) North 65 degrees 35 minutes 04 seconds West, 145.06 feet to a point in the centerline of

Boggs Road, passing an iron pin set at 119.96 feet;

Thence along the centerline of said road, North 25 degrees 47 minutes 58 seconds East, 20.01 feet to a point;

Thence leaving said road and through the lands of Michael D. and Stephanie L. Smith, (OR 2470-897), the following three courses:

- 1.) South 65 degrees 35 minutes 04 seconds East, 143.41 feet to a point;
- 2.) South 72 degrees 12 minutes 50 seconds East, 88.93 feet to a point;
- 3.) South 17 degrees 47 minutes 10 seconds West, 20.00 feet to the principal place of beginning, containing +/- 0.11 acres, more or less.

Also appended to the above described tract is an easement for the use, maintenance, and replacement of the septic system, located north of the above described tract, serving the house located on the above described tract. If in the future public sewer becomes available, the grantee agrees to connect to said public sewer, and this easement will be null and void.

Subject to all legal recorded easements and right of ways.

Iron pins set are 5/8 inch rebars , 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 GPS observations.

This description is written based on a field survey completed April 16, 2016, by Jack D. Newcome, Reg. No. 7321.

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NOT RECORDABLE
Jack D. Newcome Reg. No. 7321



4-21-16
Date

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

5/3/16
Date Fee Paid

DESCRIPTION
APPROVED
By: [Signature]

