

# Buckeye Land Surveying, Inc.

GEORGE W. JOHNSON  
PROFESSIONAL LAND SURVEYOR  
RES. 614/622-4210

215 South Fifth Street, R. • Coshocton, Ohio 43812

(614) 622-4210

"Service is more than a promise"

CHARLES MITCHELL, Jr.

3.298 Acres +/-

Part of Auditor's No. 10-10-34-41-06:

Real Estate situated in the Township of Cass, in the County of Muskingum, in the State of Ohio and bounded and described as follows:

Being a part of Lot 3 in the Fourth Quarter of Township 3 North, Range 8 West, United States Military Lands and being more particularly described as follows:

Commencing at the Northeast corner of said Lot 3, said Northeast corner being S.03°34'57"W. 649.08 feet from a 1/2 inch iron pipe found on the East line of Lot 44 in the First Quarter of said Township and Range, also said Northeast corner of Lot 3 being N.86°33'04"W. 686.56 feet from a 1/2 inch iron pipe found on the North line of Lot 2 in the Fourth Quarter of said Township and Range;

thence, with the North line of Lot 3 the following four courses:

1. thence, N.85°58'06"W. 1,313.21 feet to a 1/2 inch iron pipe found;
2. thence, N.86°36'24"W. 200.00 feet to a 1/2 inch rebar set;
3. thence, continuing N.86°36'24"W. 149.85 feet to a 1/2 inch rebar set;
4. thence, continuing N.86°36'24"W. 142.12 feet to a 1/2 inch rebar set, said 1/2 inch rebar set being the TRUE PLACE OF BEGINNING of the land herein described;

thence, thru the property of Charles Mitchell, Jr., {D.B. 671, Pg. 287}, the following three courses:

1. thence, S.00°02'00"E. 605.18 feet to a 1/2 inch rebar set;
2. thence, continuing S.00°02'00"E. 267.65 feet to a 1/2 inch rebar set;
3. thence, continuing S.00°02'00"E. 30.00 feet to a point in Cass Township Road #77

thence, with said Cass Township Road #77, S.84°23'05"W. 170.00 feet to a point;

thence, with the property lines of Arnold and Eulalia Hutson, {D.B. 541, Pg. 358}, the following five courses:

1. thence, N.02°05'11"E. 16.54 feet to a 1/2 inch iron pipe found;
2. thence, continuing N.02°05'11"E. 790.21 feet to a 1/2 inch iron pipe found;
3. thence, continuing N.02°05'11"E. 84.25 feet to a 1/2 inch iron pipe found;
4. thence, N.84°50'30"W. 132.00 feet to a 1/2 inch iron pipe found;
5. thence, N.03°23'36"E. 33.00 feet to a 1/2 inch iron pipe found on the North line of said Lot 3;

thence, with the North line of Lot 3, S.86°36'24"E. 266.20 feet to the TRUE PLACE OF BEGINNING, containing 3.298 acres, more or less, including all public road right-of-ways and being subject to all easements and restrictions of record or implied, if any.

The above bearings are based on Deed Book 671, page 287, Muskingum County Deed Records.

All 1/2 inch rebars set are 30" long or longer.

Prior Deed Reference: Deed Book 671, page 287, Muskingum County Deed Records.

Pertinent documents: Deed Book 541, page 358, Deed Book 671, page 287, Muskingum County Deed and Plat Records.

The above description is based on a survey made by Buckeye Land Surveying, Inc., George W. Johnson, No. 252, in May, 1988.

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

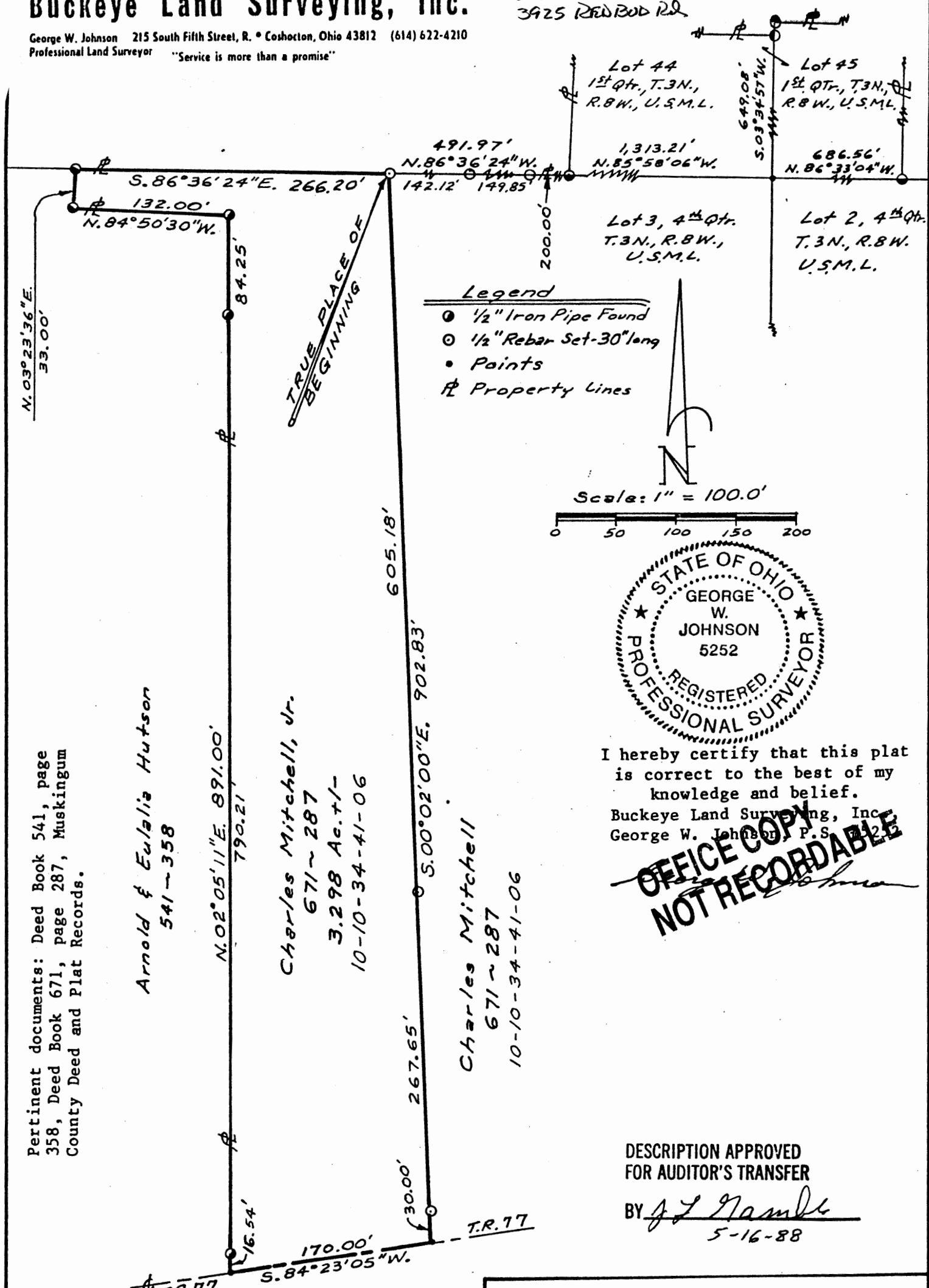
BY J. J. Namb  
5-16-88

OFFICE COPY  
NOT RECORDABLE

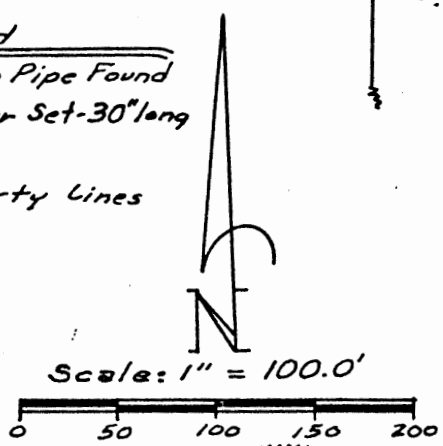
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Professional Land Surveyor "Service is more than a promise"

10-34-41-06-001  
3925 REDBOD RD



- Legend**
- 1/2" Iron Pipe Found
  - 1/2" Rebar Set-30" long
  - Points
  - ▬ Property Lines



I hereby certify that this plat is correct to the best of my knowledge and belief.  
Buckeye Land Surveying, Inc.  
George W. Johnson, P.S. No. 5252

**OFFICE COPY  
NOT RECORDABLE**

DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER  
BY J. J. Gamble  
5-16-88

Pertinent documents: Deed Book 541, page 358, Deed Book 671, page 287, Muskingum County Deed and Plat Records.

Arnold & Eulalia Hutson  
541 ~ 358

Charles Mitchell, Jr.  
671 ~ 287  
3.298 Ac. +/-  
10-10-34-41-06

Charles Mitchell  
671 ~ 287  
10-10-34-41-06

**NOTE:**  
Bearings & North Arrow are based on Deed Book 671, page 287, Muskingum County Deed Records.

All 1/2 inch rebars set are 30 inches long or longer.

This property is subject to all rights-of-way, easements, and restrictions of record or implied, if any, and are not necessarily shown on this plat.

CHARLES MITCHELL, Jr.
3.298 Ac. +/-
Being a part of Lot 3 in the Fourth Quarter of Township 3 North, Range 8 West, United States Military Lands and in the Township of Cass, in the County of Muskingum, and in the State of Ohio.
Scale: 1" = 100.0'      Date: May, 1988
Part of Auditor's No. 10-10-34-41-06