

Survey Split of Lot 107 and 108 of Homeacres Subdivision, in Falls Township , Musk. Co.

Situated in the State of Ohio, County of Muskingum, Township of Falls, and being part of Lot 107 and 108 of Homeacres, (Plat Book 7, Page 10), Township 1, Range 8, United States Military Lands, and being part of the lands presently owned by Mark Bowen, as per Official Record 2422, Page 243, and being more particularly described as follows:

Beginning for reference and the principal place of beginning, at an iron pin set at the southwest corner of Lot 107 of Homeacres, (Plat Book 7, Page 10,);

Thence along the lot line between Lots 107, and 106, and being the east line of lands presently owned by PLT Management, LLC, (OR 1947-255), North 01 degrees 45 minutes 16 seconds East, 151.89 feet to an iron pin set;

Thence through said Lot 107, and the lands presently owned by Mark Bowen,(OR 2422-243), North 84 degrees 43 minutes 03 seconds East, 75.57 feet to an iron pin set on the lot line between Lot 107, and Lot 108, and being the west line of lands also owned by Mark Bowen, (OR 2422-245);

Thence through Lot 108 the following two courses:

- 1.) South 05 degrees 16 minutes 24 seconds East, 67.73 feet to an iron pin set;
- 2.) South 06 degrees 46 minutes 34 seconds West, 94.67 feet to an iron pin set on the southeast corner of Lot 107, and the north line of Orchard Hill Road;

Thence along the north line of said road, North 87 degrees 57 minutes 41 seconds West, 75.00 feet to the principal place of beginning, containing 0.285 acres, more or less, and being part of Auditor's Parcel Numbers, 17-37-04-76-000 +/- 0.27 Acres, and 17-37-04-77-000 +/- 0.015 Acres.

The above described tract is subject to an Thirty Feet Wide, Ingress, Egress, Easement described below:

Beginning for reference and the principal place of beginning, at an iron pin set at the southwest corner of Lot 107, of Homeacres,(Plat Book 7, Page 10);

Thence along the west line of Lot 107, being lands presently owned by Mark Bowen,(OR 2422-243), North 01 degrees 45 minutes 16 seconds East, 151.89 feet to an iron pin set;

Thence through said Lot 107 the following two courses:

- 1.) North 84 degrees 43 minutes 03 seconds East, 30.23 feet to a point;
- 2.) South 01 degrees 45 minutes 16 seconds West, 155.75 feet to a point on the north line of Orchard Hill Road;

Thence along the north line of said road, and the south line of Lot 107, North 87 degrees 57 minutes 41 seconds West, 30.00 feet to the principal place of beginning, containing 0.10 acres, more or less.

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

This description is written based on a field survey completed August 21, 2018 by Jack D. Newcome, Reg. No. 7321.

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

8/30/18

Date Fee Paid

State of Ohio, County of Muskingum, Township of Falls, and being part of Lot 107, and Lot 108, of Homeacres, (Pl. Bk. 7, Pg. 10), Township 1, Range 8, United States Military Lands.

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

Pl.Bk.7,Pg.10
OR 2422-243
Adjoining
Survey by C.
Harkness

2/30/2

Fee Paid

△	Railroad Spike Set
●	Iron Pin Found
田	Stone Found
○	Axle Found
○	Iron Pipe Found
▲	Railroad Spike Found
◎	Iron Pin Set, 5/8" rebar
☒	Monument Found
○	Sq. Headed Iron Pin



Part of: 17-37-04-76-000 +- 0.27 Acres
Part of: 17-37-04-77-000 +- 0.015 Acres

Newcome Surveying Company
6515 Ballard Road
Nashport, Ohio
740-452-5796

By: *[Signature]*
25' 50' 100'
Graphic Scale in Feet 1" = 50'

OFFICE COPY
NOT RECORDED