

May 7, 2011

**DESCRIPTION OF 0.201 ACRE
EAST OF THE LICKING RIVER
NORTH OF DILLON FALLS ROAD (C.R. 135)
WEST OF STATE ROUTE 146
FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO**

Situated in the State of Ohio, County of Muskingum, Falls Township, North Half of Quarter Township 4, Township 1 North, Range 8, United States Military Lands and being 0.201 acre of land as described in a deed to Martha L. Kinney, of record in Deed Volume 1152, Page 454 (Auditor's Parcel No. 17-53-01-19-000), all references herein being to the records located at the Recorder's Office, Muskingum County, Ohio and being more particularly described as follows;

Beginning **FOR REFERENCE** at a 1" iron pin found at the northwesterly corner of Lot 3 of "Dillons Falls Drive", a subdivision of record in Plat Book 8, Page 20; Thence South 05° 04' 02" East, along the westerly line of Lot 3, Lot 2 and Lot 1, a distance of 300.96 feet to a 1" iron pin found at the southwesterly corner of said Lot 1; Thence South 34° 52' 01" West, a distance of 503.01 feet to a 7/8" (O.D.) iron pipe found at the southeasterly corner of a 1.93 acre tract of land as described in a deed to John A. Herron, of record in Official Record 1520, Page 845, being the southeasterly corner of that original 3.47 acre tract of land of which said 1.93 acres is a part of; Thence South 70° 11' 44" West, along the southerly line of said 1.93 acre and 3.47 acre tracts, a distance of 180.00 feet to a 1" (O.D.) iron pipe found at the southwesterly corner of said 1.93 acre and 3.47 acre tracts; Thence North 14° 21' 17" West, along the westerly line of said 1.93 acre and 3.47 acre tracts, passing a capped iron pin found (Biedenback 5718) at a distance of 141.04 feet, being the southeasterly corner of a 0.10 acre tract of land as described in a deed to Justin and Julie Wagner, of record in Deed Book 2077, Page 118, a total distance of 187.68 feet to a capped iron pin found ("Biedenback 5718") and being the **TRUE PLACE OF BEGINNING**;

Thence **South 74° 03' 53" West**, along the northerly line of said 0.10 acre tract, passing a 1/2" iron pin found at a distance of 73.53 feet near the top of bank of the Licking River, a total distance of **94.57 feet** to a point at the edge of water of said Licking River;

Thence **North 17° 31' 38" West**, along said edge of water, a distance of **94.85 feet** to a point in the southerly line of a 0.144 acre tract of land as described in a deed to Kathy A. and David L. Lighthizer, of record in Deed Book 2184, Page 761;

Thence **North 80° 32' 44" East**, along the southerly line of said 0.144 acre tract, passing a 5/8" rebar found near the top of bank of said Licking River at a distance of 34.41', a total distance of **49.97 feet** to a 1" (O.D.) iron pipe found at the southeasterly corner of said 0.144 acre tract, also being a westerly corner of the previously mentioned 1.93 and 3.47 acre tracts of land;

Thence **North 75° 38' 43" East**, along a line in the westerly line of said 1.93 and 3.47 acre tracts, a distance of **50.00 feet** to a 1" (O.D.) iron pipe found at a corner to said 1.93 and 3.47 acre tracts;

Thence South 14° 21' 17" East, along the westerly line of said 1.93 and 3.47 acre tracts, a distance of 87.82 feet to the TRUE PLACE OF BEGINNING and containing 0.201 acres of land.

Bearings herein are based on GPS observations, Ohio State Plane Coordinate System, South Zone, NAD 1983.

This description was prepared by American Land Surveyors, LLC by Jon B. Adcock, P.S. No. 8461 and is based on a field survey performed in May, 2011.

The above described 0.201 acre tract of land benefits from and is subject to a perpetual 12' wide right-of-way easement for ingress and egress purposes as described in Deed Volume 1152, Page 454 together with a 12' wide right-of-way easement as described in Deed Book 228, Page 413, Deed Book 268, Page 351 and Deed Book 273, Page 454.

DESCRIPTION
APPROVED
By: *[Signature]* 5/12/11

**OFFICE COPY
NOT RECORDABLE**

Jon (Brett) Adcock, P.S. No. 8461

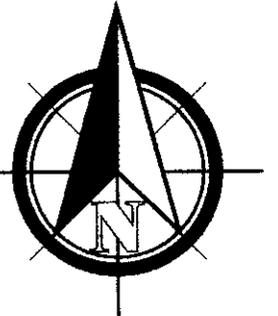
5/12/11

Date



PLAT OF SURVEY

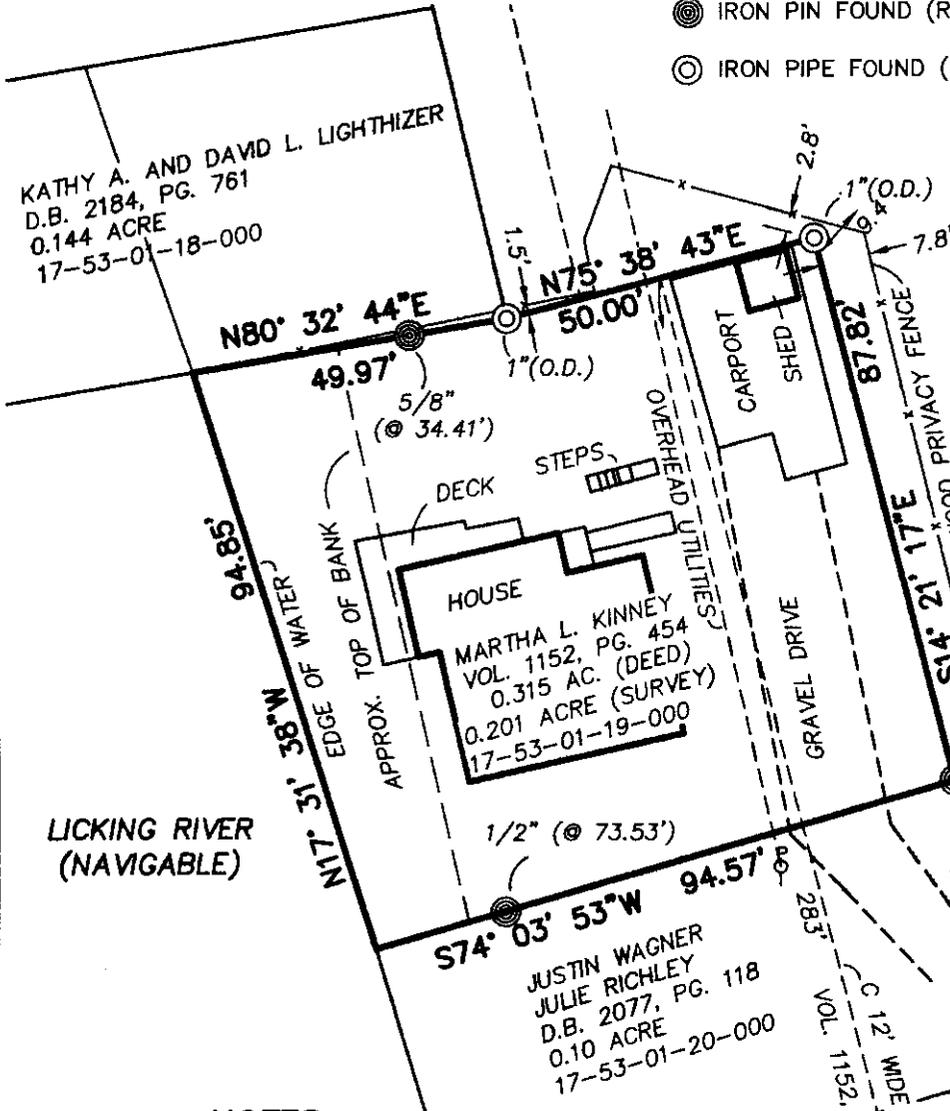
0.201 ACRE TRACT
N. 1/2 OF 1/4 TWP. 4
TOWNSHIP 1 N., RANGE 8, U.S. MILITARY LANDS
FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO



LEGEND:

- ⊙ IRON PIN FOUND (REBAR)
- ⊙ IRON PIPE FOUND (AS NOTED)

BEARINGS HEREON ARE
BASED ON GPS
OBSERVATIONS, OHIO
STATE PLANE
COORDINATE SYSTEM,
SOUTH ZONE, NAD 1983



**REFERENCE POINT
0.201 ACRE TRACT**

1" IRON PIN FND.
N.W. COR. LOT 3
"DILLONS FALLS DRIVE"
P.B. 8, PG. 20

JOHN A. HERRON
O.R. 1520, PG. 845
1.93 ACRES
(PART OF ORIG. 3.47 ACRES)
17-53-01-22-000

**TRUE PLACE OF BEGINNING
0.201 ACRE TRACT
"BIEDENBACK 5718"**

1" IRON PIN FND.
S.W. COR. LOT 1
"DILLONS FALLS DRIVE"
P.B. 8, PG. 20

"BIEDENBACK 5718"
(PASSING ⊙ 141.04')

6' 12" R/W
D.B. 228, PG. 413
D.B. 268, PG. 351
D.B. 273, PG. 454

7/8" (O.D.) IRON PIPE FND.
S.E. COR. 1.93 ACRE TRACT
(S.E. COR OF ORIGINAL 3.47 AC.)

NOTES:

1. ALL PERTINENT DOCUMENTS USED FOR THIS BOUNDARY SURVEY ARE AS SHOWN HEREON.
2. IN GENERAL, ALL EVIDENCE OF OCCUPATION FOUND ALONG BOUNDARY LINES AGREES WITH THE LINES CITED IN THE DEEDS.
3. SUBJECT TO A NON-PLOTTABLE WATERLINE EASEMENT OF RECORD IN D.B. 1046, PG. 557.

DESCRIPTION APPROVED
By: *[Signature]*

1" (O.D.) IRON PIPE FND.)
S.W. COR. 1.93 ACRE TRACT
(S.W. COR OF ORIGINAL 3.47 AC.)

CERTIFICATION:

HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED IN MAY, 2011 AND MEETS ALL OF THE REQUIREMENTS FOR A BOUNDARY SURVEY AS SET FORTH IN THE OHIO ADMINISTRATIVE CODE CHAPTER 131:01-733-37.



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

SURVD	DRAW	CHECKED
BA	BA	BA

DATE 05/05/11 JOB# 11-041

OFFICE COPY NOT RECORDABLE
8461 5/13/11
JON B. ADCOCK OHIO REG. No. DATE