

Survey for Patrick J. & Kaye D. Musselman

Situated in the Fourth Quarter of Township 1, Range 8, U.S. Military Lands, Falls Township, Muskingum County, State of Ohio, being bounded and described as follows:

Commencing for reference at an iron pin found marking the Southwest corner of Lot 6 of Dillon Falls Drive Subdivision as recorded in Plat Book 8, Page 20 of the Muskingum County Records, said iron pin found being also the **TRUE POINT OF BEGINNING**, of the parcel herein described;

thence South 77 degrees 55 minutes 18 seconds West, a distance of 216.90 feet to an iron pin found (Sweirz), passing an uncapped iron pin found at a distance of 23.45 feet, said uncapped iron pin found marking the northwest corner of lands conveyed to James & Bonnie Ford, Deed Volume 1121, Page 245 and the northeast corner of property conveyed to Howard & Patricia Umbleby, Deed Volume 522, Page 330;

thence North 12 degrees 01 minutes 00 seconds West, a distance of 162.75 feet, along the east line of lands conveyed to John Herron, Deed Volume 1520, Page 845 and Rebecca Hoopes, Deed Volume 2148, Page 336, to an iron pin set (Eicher);

thence North 77 degrees 50 minutes 00 seconds East along the south line of lands conveyed to Jinx Carol Auerbauch, Deed Volume 812, Page 175, a distance of 216.91 feet, passing an iron pin found with cap (Harkness) at a distance of 29.61 feet, to an iron pin found with cap (Harkness);

thence, along the west line of Lot 7-Dillon Falls Drive Subdivision as conveyed to Johnny Jr. & Brenda Miller, Deed Volume 1931, Page 789 and the west line of Lot 6-Dillon Falls Drive Subdivision as conveyed to James & Evelyn Weber, Deed Volume 1101, Page 560, South 12 degrees 01 minutes 00 seconds East, a distance of 163.08 feet, passing an iron pipe found at a distance of 38.30 feet, said iron pipe marking the common corner of said Miller and Weber properties, to an iron pin found at the southwest corner of said Weber property (1101/560), said iron pin found being also the true point of beginning, containing 0.8112 acre more or less.

There is also conveyed herewith an easement of ingress and egress jointly with others to private driveways situated on the southeast, southwest, and northeast of said described lands. Said easement contains 0.0374 acre more or less.

The bearings in the above description are based on the West line of Lot 6 of said Dillon Falls Drive Subdivision, Plat Book 8, Page 20, being South 12 degrees 01 minutes 00 seconds East.

Iron pins set are 5/8" rebar, 30" long with plastic ID caps Eicher S-8233.

Subject to all right of ways, easements, restrictions, zoning regulations, either written or implied.

All of Parcel: 17-53-01-38-000

Prior Deed Reference: Volume 1103, Page 441

This legal description was prepared by Mark J. Eicher (PS# 8322) and is based on record documents and a field survey completed on February 27, 2009.



DESCRIPTION

APPROVED

By: 

OFFICE COPY

Mark J. Eicher

NOT RECORDABLE

72-09
Date

SURVEY FOR PATRICK J. & KAYE D. MUSSELMAN

SITUATE IN THE FOURTH QUARTER OF TOWNSHIP 1, RANGE 8, U.S. MILITARY LANDS,
TOWNSHIP OF FALLS, COUNTY OF MUSKINGUM, STATE OF OHIO

NOTE:
BEARINGS ON THIS PLAT ARE BASED ON THE WEST LINE OF
LOT 6 OF DILLON FALLS DRIVE SUBDIVISION BEING SOUTH
12°01'00" EAST, PLAT BOOK 8, PAGE 20

IRON PINS SET ARE 5/8" REBAR, 30" LONG
WITH PLASTIC ID CAP EACH S-8233

DILLON FALLS DRIVE
SUBDIVISION, NO. 2
PLAT BOOK 8, PAGE 49

LOT 8 - DILLON FALLS DRIVE NO. 2

BRAD MELSHIMER
VOL. 2034, PG. 420
PARCEL# 17-53-01-42-000

JINX CAROLE AUERBACH
VOL. 812, PG. 175
PARCEL# 17-53-01-39-000

LOT 7 - DILLON FALLS DRIVE

JOHNNY, JR. & BRENDA MILLER
VOL. 1931, PG. 789
PARCEL# 17-53-01-43-000

DILLON FALLS DRIVE
SUBDIVISION
PLAT BOOK 8, PAGE 20

REBECCA HOOPES
VOL. 2148, PG. 336
PARCEL# 17-53-01-15-000

PATRICK & KAYE MUSSELMAN
VOL. 1103, PG. 441
PARCEL# 17-53-01-38-000

0.8108 ACRE±

JAMES & EVELYN WEBER
VOL. 1101, PG. 560
PARCEL# 17-53-01-44-000

SOUTHWEST CORNER OF LOT 6
DILLON FALLS DRIVE SUBDIVISION
PLAT BOOK 8, PAGE 20

JOHN HERRON
VOL. 1520, PG. 845
PARCEL# 17-53-01-22-000

LOT 5 - DILLON FALLS DRIVE

JAMES FORD, JR. &
CHRIS ANN NEWTON
VOL. 2066, PG. 655
PARCEL# 17-53-01-45-000

JAMES & BONNIE FORD
VOL. 1121, PG. 245
PARCEL# 17-53-01-65-000

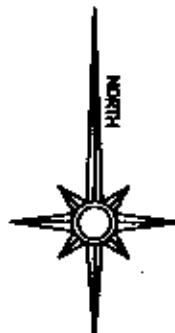
HOWARD & PATRICIA UMBLEBY
VOL. 522, PG. 330
PARCEL# 17-53-01-37-000

DESCRIPTION

APPROVED
By: *[Signature]*

LEGEND

- ① IRON PIN SET
5/8" X 30" REBAR WITH
I.D. CAP EICHER S-8233
- ② PIPE FOUND
- IRON PIN FOUND WITH I.D. CAP
- IRON PIN FOUND



REFERENCES
deeds as noted
county tax records
existing nomenclature



EICHER ENGINEERING
AND CONSULTING

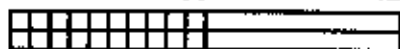
MARK J. EICHER, P.E.
47 N. 4TH ST., SUITE 204
JAMESVILLE, OHIO 43081
PHONE (740) 450-9309
FAX (740) 450-9310



Plat prepared by Mark J. Eicher
Ohio Professional Surveyor S-8233
based on an actual survey completed
on the 27th day of February 2009.

Auditor's parcel# 17-53-01-38-000
Ingress/Egress Easement = 0.0374 acre±

0 60 120



SCALE 1" = 60'

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RECORDABLE
12-09