

+ - 8.60 Acre Split of William K. Metzger, and Debra S. Sprankle Lands

Situated in the State of Ohio, County of Muskingum, Township of Falls, and being part of Lots 230, 231, 232, and 233, of Licking View Subdivision, as per Plat Book 5, Page 97, of the Muskingum County Records, Quarter Township 4, Township 1, Range 8, United States Military Lands, and being part of the lands presently owned by William K. Metzger, and Debra S. Sprankle, as per Official Record 1704, Page 554, and being more particularly described as follows:

Beginning for reference at a point at the southeast corner of Lot 230, as per the plat of Licking View, Plat Book 5, Page 97 of the Muskingum County Records;

Thence along the east line of said lot, and the east line of lands presently owned by K. L. Gallis, (DR 1104-525), North 07 degrees 44 minutes 27 seconds East, 210.00 feet to an axle found on the northeast corner of said Gallis lands and the principal place of beginning;

Thence along the north line of said Gallis Lands, and the north line of lands presently owned by S. T Hackler, (OR 1811-285), and V. R. Harrier, (OR 2317-353), North 86 degrees 11 minutes 10 seconds West, 319.36 feet to an iron pin found on the northeast corner of lands presently owned by D. A. Davis, (OR 2329-19);

Thence along the north line of said Davis lands, North 87 degrees 04 minutes 13 seconds West, 145.00 feet to an iron pin set on the northwest corner of said Davis lands;

Thence along the west line of said Davis lands, South 07 degrees 55 minutes 14 seconds West, 210.00 feet to a point in Highland Road, and being the south line of Licking View Subdivision, passing an iron pin set at 185.00 feet;

Thence along the south line of Lots 232, and 233, North 86 degrees 27 minutes 22 seconds West, 425.40 feet to a point;

Thence continuing along the south line of Lot 233 the following two courses:

- 1.) North 66 degrees 50 minutes 22 seconds West, 20.36 feet to a point;
- 2.) North 57 degrees 11 minutes 22 seconds West, 26.36 feet to a point on the southeast corner of lands presently owned by K. J. Harper (OR 2399-66);

Thence along the east line of said Harper lands, and through the lands of William K. Metzger, and Debra S. Sprankle, (OR 1704-554), North 26 degrees 56 minutes 45 seconds East, 474.05 feet to an iron pin set on the south line of lands presently owned by Carol Sue Burkhardt, (OR 1137-242), passing an iron pins found at 27.20 feet, and 169.68 feet;

Thence along the south line of said Burkhardt lands the following two courses:

- 1.) North 67 degrees 54 minutes 56 seconds East, 316.94 feet to an axle found;
- 2.) North 20 degrees 19 minutes 20 seconds East, 33.71 feet to an axle found on the south right of way line of the B and O Railroad;

Thence along the south right of way line, South 76 degrees 07 minutes 25 seconds East, 496.12 feet to an axle found on the west line of lands presently owned by Licking View Realty, (DR 410-540);

Thence along the west line of said Realty lands, South 07 degrees 44 minutes 27 seconds West, 326.59 feet to the principal place of beginning, containing 8.60 acres, more or less;

Subject to all legal recorded easements and right of ways.

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 24, 2013 by Jack D. Newcome, Reg. No. 7321.

**OFFICE COPY
NOT RECORDABLE**

Jack D. Newcome, Reg. No. 7321

4-30-13

Date

Parcel No.s

All of: 17-84-01-26-000 +- 1.74 Acres

All of: 17-84-01-27-000 +- 1.94 Acres

All of: 17-84-01-07-000 +- 2.53 Acres

Part of: 17-84-01-06-000 +- 2.39 Acres

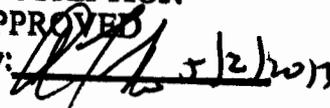


APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

5/9/13
Date Fee Paid

DESCRIPTION

APPROVED

By:  5/2/2013

SITUATED IN:

State of Ohio, County of Muskingum, Township of Falls, and being part of Lots, 230, 231, 232, and 233, of Licking View Subdivision as per Pl. Bk. 5, Page 97, of the Muskingum County Records, Quarter Township 4, Township 1, Range 8, United States Military Lands.

LEGEND

- △ Railroad Spike Set
- Iron Pin Found
- ⊞ Stone Found
- Axle Found
- Iron Pipe Found
- ▲ Railroad Spike Found
- Iron Pin Set, 5/8" rebar
- ⊞ Monument Found

Approved For Transfer
No On-Lot Sewage

Date 5/4/13

Zanesville - Muskingum Co. Health Department

Carol Sue Burkhart
OR 1137-242

I. P. F. bears
S 43°46'02"W
4.84'

I. P. F. bears
S 35°56'02"W
4.96'

B. and O. Railroad

S 76°07'25"E 496.12'

William K. Metzger
and Debra S. Sprankle
OR 1704-554
+ 8.80 Acres

Part of
Lot 232
07

Part of
Lot 231
27

Part of
Lot 230
26

DESCRIPTION
APPROVED

By: [Signature] 5/2/2013

Surveyor's Note: The area owned by the B and O Railroad, was originally owned by previous owners of the property surveyed, and sold to the U. S. A. for part of the Dillon Project, then the U. S. A. sold it to the railroad for a new alignment which ran somewhat parallel and over lapping the old, and being approx. 200 feet wide. This prior deed describes land north of the south E\W of the railroad, but this should have been excepted out when it was sold to the U. S. A.

REFERENCES

- Pl. Bk. 5, Pg. 97
- DR 329-41
- DR 1074-565
- B & O Railroad Map
- OR 1704-554
- OR 1137-242

Southeast Corner of Lot No. 230, of Licking View Realty Company Addition, (Pl. Bk. 5, Pg. 97)

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Fee Paid

Date 5/3/12

W. K. Metzger
D. S. Sprankle
OR 1704-554

Iron Pin found out of position with plan information of adjoining survey.

K. J. Harper
OR 2399-66

D. A. Davis
OR 2329-19

V. R. Harrier
OR 2317-353

S. T. Hackler
OR 1811-285

K. L. Gallis
DR 1104-525

PARCEL NO.S
All of: 17-84-01-26-000 +- 1.74 Acres
All of: 17-84-01-27-000 +- 1.94 Acres
All of: 17-84-01-07-000 +- 2.53 Acres
Part of: 17-84-01-06-000 +- 2.39 Acres

N 86°27'22"W 425.40'

Highland Road

BASIS OF BEARINGS

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

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



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Reg. Surveyor No. 7321

