

17-98-02-02-001

Adjoiner Split from Timothy J. Smith to Sharol A. Stephenson

Situated in the State of Ohio, County of Muskingum, Township of Falls, Quarter Township 4, Township 1, Range 8, United States Military Lands, and being part of the lands presently owned by Timothy J. Smith, as per Official Record 2896, Page 890, and being more particularly described as follows:

Beginning for reference at a broken monument found at the Southwest corner of Lot 123, of Licking View Subdivision, Plat Book 5, Page 97;

Thence across Highland Road, South 44 degrees 54 minutes 15 seconds West, 42.57 feet to an iron pin found at the northwest corner of lands presently owned by Sharol A. Stephenson, (OR 1879-11), and being the principal place of beginning;

Thence along the west line of said Stephenson lands, South 47 degrees 41 minutes 40 seconds West, 99.72 feet to a concrete monument found on the southeast corner of lands presently owned by Timothy J. Smith, (OR 2896-890);

Thence through said Smith lands the following two courses:

- 1.) North 38 degrees 58 minutes 51 seconds East, 70.60 feet to an iron pin set;
- 2.) North 67 degrees 21 minutes 11 seconds East, 31.79 feet to the principal place of beginning, containing 0.012 acres, more or less, and being part of Auditor's Parcel Number 17-98-02-02-000.

The above described parcel is not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations.

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 North, as per G.P.S. observations.

This description is written based on a field survey completed March 26, 2020 by Jack D. Newcome, Reg. No. 7321.

OFFICE COPY
NOT RECORDABLE
Jack D. Newcome, Reg. No. 7321



3-31-20
Date

DESCRIPTION

APPROVED

By: Ar4/3/2020

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

4/2/2020
Date

Fee Paid