

## **S.A. ENGLAND SURVEYING**

*Professional Land Surveying*  
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### **Legal Description Tract 2: 6.345 Acres**

#### **Part Victor W. Woodruff 7.456 Acre Parcel: O.R. 1908, Page 781**

Situated in the Township of Hopewell, County of Muskingum, State of Ohio, and being a part of the Lot 34 in the Third Quarter, Township 1N, Range 9W, of the United States Military Lands, and being more particularly described as follows;

Being a Survey of a part of a 7.456 Acre parcel conveyed to Victor W. Woodruff, as recorded in O.R. 1908, Page 781, in the Muskingum County Deed Records, and being part of Auditor's Parcel No. 25-65-03-14-000, and further described as follows;

Commencing for reference at a mag nail set in the centerline of County Line Road (Co. Road 412) marking the Southwest corner of Lot 34, the same being the Northwest corner of Lot 33, being on the West line of said parcel conveyed to Woodruff of which this description is a part, and being on the line between Muskingum and Licking Counties, and being the **PRINCIPAL PLACE OF BEGINNING** of the **6.345 Acre** parcel herein to be described;

Thence, **N 05°48'30" E 121.20 feet** with the centerline of County Line Road and said County Line, the same being the West line of said parcel conveyed to Woodruff of which this description is a part, to a mag nail set;

Thence leaving said road with a line across said parcel conveyed to Woodruff of which this description is a part, with the following two (2) courses and distances:

- 1) **S 83°54'30" E 381.00 feet** to an iron pin set, and passing over an iron pin set at 30.00 feet;
- 2) **N 05°48'30" E 127.00 feet** to an iron pin set on the North line thereof, and being on the South line of a parcel conveyed to Jeffrey L. & Kathy D. James, as recorded in Deed Volume 618, Page 160;

Thence with the boundary of said parcel conveyed to Woodruff of which this description is a part, the same being the boundary of said parcel conveyed to James, with the following two (2) courses and distances:

- 3) **S 83°54'30" E 369.70 feet** to a 5/8" o.d. iron pin found;
- 4) **S 13°48'57" W 499.50 feet** to a 5/8" o.d. iron pin found marking the Southeast corner of said parcel conveyed to Woodruff, and being on the North line of a parcel conveyed to Mildred Teisinger, as recorded in O.R. 1977, Page 381;

Thence, **N 80°10'20" W 81.45 feet** continuing with the boundary of parcel conveyed to Woodruff of which this description is a part, the same being the North line of said parcel conveyed to Teisinger, to the Northeast corner of a parcel conveyed to Wonetta C. Smith, as recorded in Deed Volume 1041, Page 412;

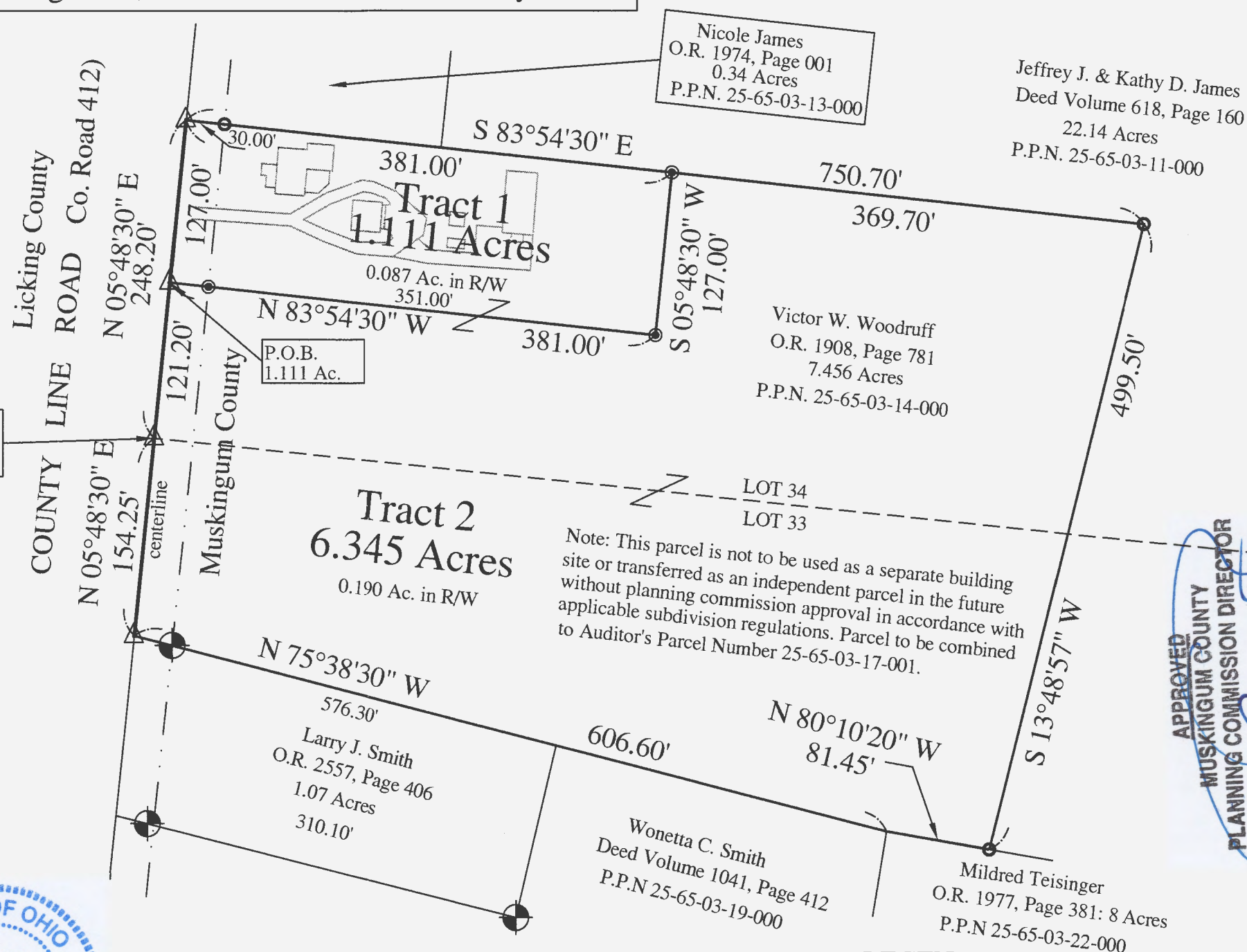
Thence, **N 75°38'30" W 606.60 feet** continuing with the boundary of said parcel conveyed to Woodruff of which this description is a part, the same being the North line of said parcel conveyed to Wonetta Smith, and extending along the North line of a 1.07 Acre parcel conveyed to Larry J. Smith, as recorded in O.R. 2557, Page 406, to a mag nail set in the centerline of said County Line Road, and passing over a 1" o.d. iron pipe found at 576.30 feet;

Township of Hopewell, County of Muskingum, State of Ohio, being a part of Lot 33 & Lot 34 in the Third Quarter, Township 1N, Range 9W, of the United States Military Lands.

The bearings of this plat are based on the centerline of County Line Road (Co. Road 412), as being N 05°48'30" E, and is an assumed Meridian used to denote angles only.

PLACE OF COMMENCEMENT:  
SW CORNER LOT 34/NW CORNER LOT 33  
P.O.B. 6.345 Ac. Parcel

## Ohio Registered Surveyor #S-7452



Note: This 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. Parcel to be combined to Auditor's Parcel Number 25-65-03-17-001.

APPROVED  
MUSKINGUM COUNTY  
COMMISSION DIRECTOR

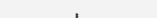
**Fee Paid**

5.5/5

**PREPARED BY:**  
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**Graphic Scale**

0      50      100      200



1 Inch = 100 Feet