

S.A. ENGLAND 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;

Plat of Survey 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. Nicole James PROPERTY LOCATION: O.R. 1974, Page 001 Jeffrey J. & Kathy D. James 0.34 Acres Situated in the Township of Hopewell, County of Muskingum, State of Co. Road 412) P.P.N. 25-65-03-13-000 Ohio, and being a part of Lot 33 & Lot 34 in the Third Quarter, Deed Volume 618, Page 160 Township 1N, Range 9W, of the United States Military Lands. S 83°54'30" E 22.14 Acres P.P.N. 25-65-03-11-000 381.00' Being a Re-Survey of a7.456 Acre parcel conveyed to Victor W. Licking County N 05°48'30" E 248.20' 750.70 Woodruff, as recorded in O.R. 1908, Page 781, in the Muskingum Tract County Deed Records, and being all of Auditor's Parcel No. 369.70' 25-25-65-03-14 & No. 25-25-65-03-15. ROAD 0.087 Ac. in R/W 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 351.00 N 83°54'30' Victor W. Woodruff Meridian used to denote angles only. 381.00' O.R. 1908, Page 781 P.O.B. 7.456 Acres 1.111 Ac. P.P.N. 25-65-03-14-000 PREPARED FOR: PLACE OF COMMENCEMENT: Victor & Bethany Woodruff SW CORNER LOT 34/NW CORNER LOT 33 Gradiot, Ohio COUNTY P.O.B. 6.345 Ac. Parcel 05°48'30" Tract 2 6.345 Acres LOT 34 LOT 33 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 RELATED DOCUMENTS 0.190 Ac. in R/W MUSKINGUM COUNTY *LANNING COMMISSION DIRE Z applicable subdivision regulations. Parcel to be combined to Auditor's Parcel Number 25-65-03-17-001. 1) 2002 Survey of 8 Acres by Charles W. Harkness, P.S. N 75°38'30" W 2) 2004 Survey of 7.456 Acres by John W. Hagan, P.S. 3) 2010 Survey of 1.07 Acres by Jack D. Necome, P.S. 576.30' N 80°10'20" W 606.60 Larry J. Smith O.R. 2557, Page 406 Note: Both Tract 1 & Tract 2 are subject to the Flood Zone 'A' Plain, as shown on Community Panel No. 39119C0275G, dated July 6, 2010, 1.07 Acres of the FEMA maps of this area.

Approved For Transfe 310.10' Wonetta C. Smith Deed Volume 1041, Page 412 No On-Lot Sewage P.P.N 25-65-03-19-000 Mildred Teisinger Date 6-1-15 O.R. 1977, Page 381: 8 Acres Zanesville - Muskingum Co. P.P.N 25-65-03-22-000 **LEGEND** Health Department PREPARED BY: Graphic Scale I hereby certify that an actual survey was made of the premises, • - 5/8" o.d. Iron Pin Found S.A. ENGLAND SURVEYING 50 100 200 - 1" o.d. Iron Pipe Found and that this plat is correct to the best of my knowledge. Professional Land Surveying P.O. Box 1770 Iron Pin Set 5\8" Rebar with a Red I.D. Cap Buckeye Lake, Ohio 43008 Date Phone: 740-323-0644

Ohio Registered Surveyor #S-7452

1 Inch = 100 Feet

△ - Mag Nail Set

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