

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

*Professional Land Surveying*  
P.O. Box 1770  
Buckeye Lake, Ohio 43008



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

### **Legal Description Tract 1: 1.111 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;

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, and being the **PRINCIPAL PLACE OF BEGINNING** of the 1.111 Acre parcel herein to be described;

Thence, N 05°48'30" E 127.00 feet continuing with said County Line and the West line of said parcel conveyed to Woodruff of which this description is a part, also being the centerline of County Line Road, to a mag nail set marking the Northwest corner thereof, the same being the Southwest corner of a parcel conveyed to Nicole James, as recorded in O.R. 1974, Page 001;

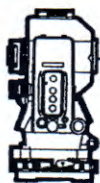
Thence, S 83°54'30" E 381.00 feet leaving said County Line and road with the North line of said parcel conveyed to Woodruff of which this description is a part, the same being the South line of said parcel conveyed to James and extending along part of the South line of a parcel conveyed to Jeffrey L. & Kathy D. James, as recorded in Deed Volume 618, Page 160, to an iron pin set, and passing over a 5/8" o.d. iron pin found at 30.00 feet;

Thence 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 05°48'30" W 127.00 feet to an iron pin set;
- 2) N 83°54'30" W 381.00 feet to the **PRINCIPAL PLACE OF BEGINNING**, and passing over an iron pin set at 351.00 feet.

Said parcel as surveyed contains **1.111 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

The above described 1.111 Acre parcel contains 0.087 Acres within the road right of way, leaving a net area of 1.024 Acres, more or less.



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Subject to the Flood Zone 'A' plain, as per Community Panel No. 39119C0275G, dated July 6, 2010, of the FEMA maps of this area.

The bearings of the above description 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.

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in April of 2015.

Dated 5/12/15

**OFFICE COPY**  
**NOT RECORDABLE**

Scott A. England P.S.  
Ohio Registered Surveyor #7452

Job No. 2327-15MU-Tract1Rev1

APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

6/8/15  
Date

Fee Paid



DESCRIPTION  
APPROVED  
By: 6/19/2015



# 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.

## PROPERTY LOCATION:

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

Being a Re-Survey 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 all of Auditor's Parcel No. 25-25-65-03-14 & No. 25-25-65-03-15.

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.

## PREPARED FOR:

Victor & Bethany Woodruff  
Gradiot, Ohio

## PLACE OF COMMENCEMENT:

SW CORNER LOT 34/NW CORNER LOT 33  
P.O.B. 6.345 Ac. Parcel

## RELATED DOCUMENTS

- 1) 2002 Survey of 8 Acres by Charles W. Harkness, P.S.
- 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.

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, of the FEMA maps of this area.

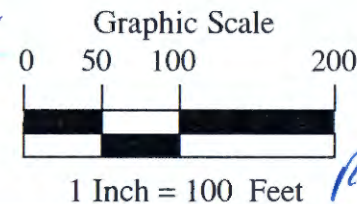
**APPROVED**  
**MUSKINGUM COUNTY**  
**PLANNING COMMISSION DIRECTOR**

I hereby certify that an actual survey was made of the premises, and that this plat is correct to the best of my knowledge.

Date 6/8/15  
**NOT RECORDABLE**  
Scott A. England, P.S.  
Ohio Registered Surveyor #S-7452



DESCRIPTION  
APPROVED  
By: [Signature] 6/19/15



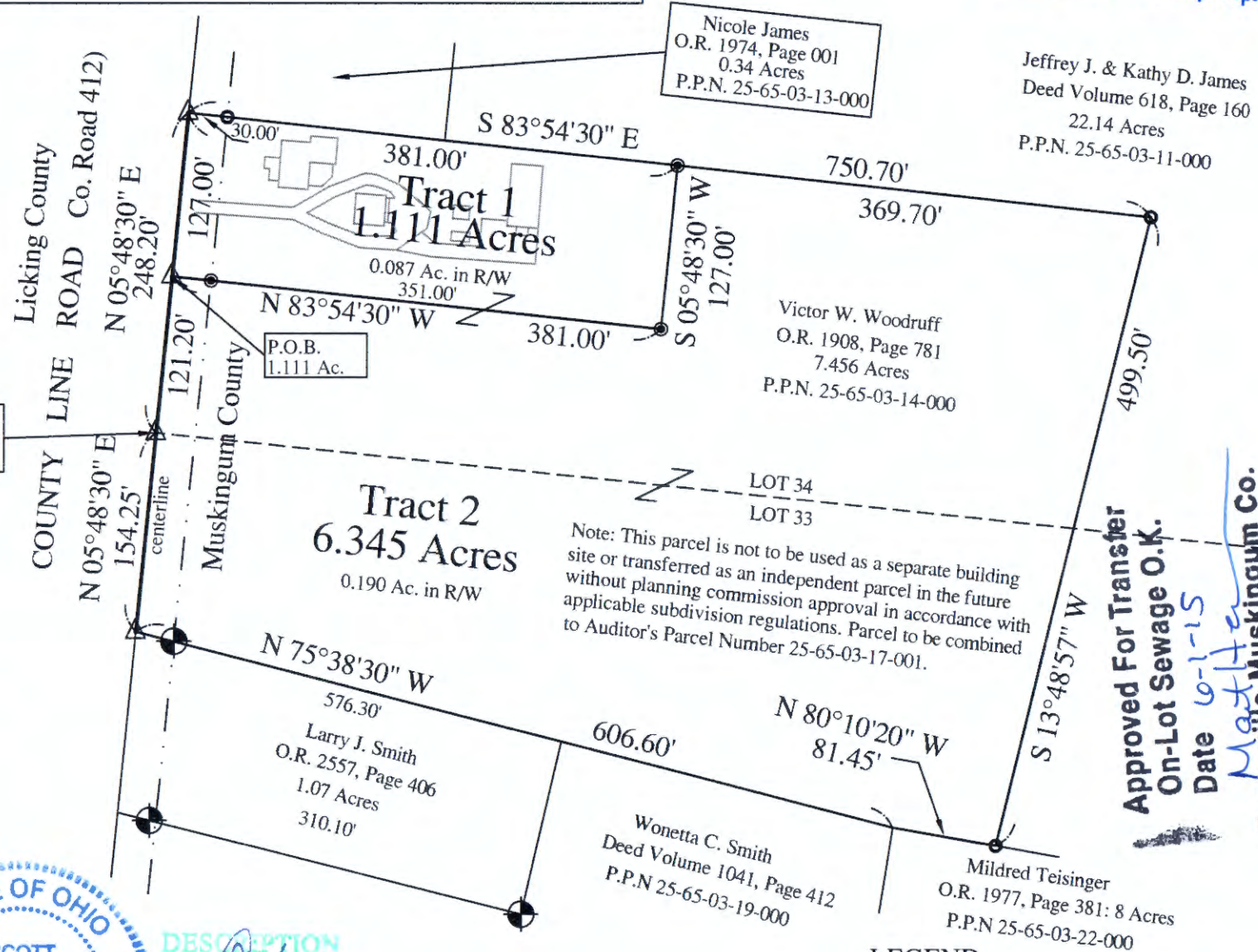
## LEGEND

- - 5/8" o.d. Iron Pin Found
- ⊕ - 1" o.d. Iron Pipe Found
- - Iron Pin Set
- ⊙ - 5/8" Rebar with a Red I.D. Cap Labeled S.A. England #7452
- △ - Mag Nail Set

## PREPARED BY:

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Phone: 740-323-0644  
WWW.SURVEYOHIO.COM

Reduced copy, not to scale, Larger  
copy available in the Muskingum  
County Engineer's Map Dept.



Approved For Transfer  
On-Lot Sewage O.K.  
Date 6-1-15  
[Signature]  
Zanesville-Muskingum Co.  
Health Department