

**+/- 2.74 Acre Split of Charles and Carol Miller Lands**

Situated in the State of Ohio, County of Muskingum, Township of Muskingum, and being part of the Northeast Quarter of Section 6, Township 2, Range 8, United States Military Lands, and being part of the lands presently owned by Charles M. and Carol Miller, as per Deed Record 1072, page 140, and being more particularly described as follows:

Beginning for reference at a stone found, by deed, at the southwest corner of the Northeast Quarter of Section 6, Township 2, Range 8, United States Military Lands;

Thence along the west line of C. M. and C. Miller, (DR 999-249), by deed, North 00 degrees 26 minutes 26 seconds East, 439.09 feet to an iron fence post found on the northwest corner of said Miller lands;

Thence along the north line of said Miller lands, by deed, South 87 degrees 50 minutes 11 seconds East, 1751.79 feet to a stone found on the southwest corner of a 5.00 acre tract of land presently owned by Charles M. and Carol Miller, (DR 1072-140);

Thence along the west line of said Miller lands, by deed, North 03 degrees 08 minutes 22 seconds East, 259.68 feet to an iron pin found on the northwest corner of said 5.00 acre tract, and the southwest corner of lands presently owned by Karen S. Hand, (OR 1772-857);

Thence along the south line of said Hand lands, South 87 degrees 50 minutes 11 seconds East, 312.19 feet to an iron pin set and the principal place of beginning;

Thence continuing along the south line of said Hand lands, South 87 degrees 50 minutes 11 seconds East, 519.16 feet to the centerline of Fawn Drive, passing iron pins found at 22.80 feet and 492.46 feet;

Thence along the centerline of said Fawn drive the following two courses:

- 1.) South 00 degrees 48 minutes 33 seconds West, 158.28 feet to a point;
- 2.) South 05 degrees 32 minutes 13 seconds East, 81.13 feet to a point;

Thence leaving said centerline and through the lands presently owned by Charles M. and Carol Miller, (DR 1072-140), the following two courses:

- 1.) North 84 degrees 38 minutes 48 seconds West, 558.53 feet to an iron pin set passing an iron pin set at 24.56 feet;
- 2.) North 08 degrees 43 minutes 47 seconds East, 208.92 feet to the principal place of beginning containing 2.74 acres more or less;

Appended to the above described tract is an exclusive augmenting easement for the right to operate, maintain, repair, or replace a sanitary septic system, and being more particularly described as follows:

Situated in the State of Ohio, County of Muskingum, Township of Muskingum, and being part of the Northeast Quarter of Section 6, Township 2, Range 8, United States Military Lands, and being part of the lands presently owned by Charles M. and Carol Miller, as per Deed Record 1072, page 140, and Deed Record 999-249, and being more particularly described as follows:

Beginning for reference at a stone found, by deed, at the southwest corner of the Northeast Quarter of Section 6, Township 2, Range 8, United States Military Lands;

Thence along the west line of C. M. and C. Miller,(DR 999-249), by deed, North 00 degrees 26 minutes 26 seconds East, 439.09 feet to an iron fence post found on the northwest corner of said Miller lands;

Thence along the north line of said Miller lands, by deed, South 87 degrees 50 minutes 11 seconds East, 1751.79 feet to a stone found on the southwest corner of a 5.00 acre tract of land presently owned by Charles M. and Carol Miller,(DR 1072-140);

Thence along the west line of said Miller lands, by deed, North 03 degrees 08 minutes 22 seconds East, 259.68 feet to an iron pin found on the northwest corner of said 5.00 acre tract, and the southwest corner of lands presently owned by Karen S. Hand,(OR 1772-857);

Thence along the south line of said Hand lands, South 87 degrees 50 minutes 11 seconds East, 312.19 feet to an iron pin set on the northwest corner of the above described tract;

Thence along the west line of said tract, South 08 degrees 43 minutes 47 seconds West, 208.92 feet to an iron pin set on the southwest corner of said tract;

Thence along the south line of said tract, South 84 degrees 38 minutes 48 seconds East, 138.97 feet to a point, and the principal place of beginning of this easement;

Thence through said Miller lands,(DR 1072-140, and DR 999-249), the following eight courses:

- 1.) South 48 degrees 50 minutes 20 seconds East, 59.11 feet to a point;
- 2.) South 11 degrees 27 minutes 55 seconds East, 108.00 feet to a point;
- 3.) South 54 degrees 06 minutes 13 seconds East, 113.00 feet to a point;
- 4.) North 62 degrees 12 minutes 05 seconds East, 67.00 feet to a point;
- 5.) North 57 degrees 15 minutes 09 seconds East, 102.29 feet to a point;
- 6.) North 50 degrees 55 minutes 57 seconds West, 122.94 feet to a point;
- 7.) South 75 degrees 37 minutes 38 seconds West, 58.63 feet to a point;
- 8.) North 45 degrees 50 minutes 06 seconds West, 75.27 feet to a point on the south line of the above described tract;

Thence along the south line of said tract, North 84 degrees 38 minutes 48 seconds West, 97.00 feet to the principal place of beginning, containing 0.69 acres more or less.

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 north line of the parent tract of this split, and being South 87 degrees 50 minutes 11 seconds East, as per DR 1072-140.

This description is written based on a field survey completed November 17, 2009, and revised January 8, 2010, by Jack D. Newcome, Reg. No. 7321.

OFFICE COPY  
NOT RECORDABLE  
Jack D. Newcome, S-7321

1-08-2010  
Date

Parcel No. Part of: 44-02-06-05-005 +- 2.74 Acres, (+- 0.11 Acres in R/W of Fawn Road)

Note: The remainder of the original 5.00 Acre 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.



DESCRIPTION  
APPROVED  
By: [Signature] 12/22/2009

APPROVED  
MINOR LOT SPLIT ONLY  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR  
[Signature]  
1/13/10  
Date Fee Paid

# 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

Iron Fence Post

## PARCEL NO.

Part of: 44-02-06-05-005 +- 2.74 Acres  
(+- 0.11 Acres in R/W of Fawn Road)

Note: The remainder of the original 2.00 acre 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.

## SITUATED IN:

State of Ohio, County of Muskingum, Township of Muskingum, and being part of the Northeast Quarter of Section 6, Township 2, Range 3, United States Military Lands.

## BASIS OF BEARINGS

Bearings are based on the north line of the parent tract of this split, and being South 87 degrees 60 minutes 11 seconds East, as per DR 1072-140.

Karen S. Hand  
DR 1772-857

Charles M. and  
Carol Miller  
DR 1072-140  
+- 2.74 Acres

C. M. and C.  
Miller  
DR 1072-140

Approved For Transfer  
On Lot Sewage Proposed  
Date 1/8/10

Zanesville-Muskingum County  
Health Department

DESCRIPTION  
APPROVED

By: *[Signature]* 12/22/2009

APPROVED  
MINOR LOT SPLIT ONLY  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR  
*[Signature]*  
Date 1/12/10

Fee Paid

## REFERENCES

DR 1072-140  
Tax Map

C. M. and C.  
Miller  
DR 999-249



OFFICE COPY  
NOT RECORDABLE  
Date 1-08-2010  
Reg. No. 7581



S 87°50'11"E  
1751.79'  
(by deed)

N 03°08'22"E 259.68'  
(by deed)

N 00°26'26"E  
439.09' (by deed)

Southwest Corner of  
the Northeast Quarter  
of Section 6

S 87°50'11"E 312.19'

22.80'

N 08°43'47"E 208.92'  
S 08°43'47"W 208.92'

S 87°50'11"E 519.16'

489.66'

26.70'

S 00°48'33"W 158.28'

Centerline of  
Fawn Drive  
R/W 40'

S 05°32'13"E  
81.13'

24.56'

24.56'

S 84°38'48"E 138.97'

S 49°50'20"E 97.00'

N 84°38'48"W 558.53'

298.01'

S 11°12'13"E 108.00'

S 75°37'38"W 58.63'

Sanitary  
Sewer  
Easement  
Area

S 34°08'13"E 113.00'

N 62°12'06"E 67.00'

N 50°25'57"W 122.94'

Newcome Surveying Company  
6515 Ballard Road  
Nashport, Ohio  
740-452-5798