

0.51 Acre Adjoiner Split

Situated in the State of Ohio, County of Muskingum, Township of Muskingum, and being part of Lot 31, in Quarter Township 1, Township 2, Range 8, of the United States Military Lands, and being part of Lot 38, of Eaglepoint Subdivision Phase 2, as found in Plat Book 18, Page 158, and 159, of the Muskingum County Records, and being more particularly described as follows:

Beginning for reference at an iron pin found at the Southeast corner of Lot 38, of Eaglepoint Subdivision Phase 2, (Pl. Bk. 18, Pg. 158 and 159);

Thence along the south line of said Lot 38, North 89 degrees 37 minutes 02 seconds West, 54.28 feet to a point and the principal place of beginning;

Thence continuing along the south line of Lot 38, North 89 degrees 37 minutes 02 seconds West, 370.53 feet to an iron pin found on the south line of lands presently owned by Henry C. Salmons,(OR 2120-40);

Thence along the south lines of said Salmons lands the following two courses:

- 1.) North 54 degrees 43 minutes 29 seconds East, 177.80 feet to an iron pin found;
- 2.) North 86 degrees 01 minutes 49 seconds East, 52.44 feet to an iron pin set;

Thence through Lot 38, presently owned by Tri-Valley Builders,(OR 2132-679), South 57 degrees 50 minutes 43 seconds East, 204.41 feet to the principal place of beginning, containing 0.51 acres more or less.

Subject to all legal recorded easements and right of ways.

Bearings are based on the south line of Lot 38, as per the plat of Eaglepoint Subdivision Phase 2, and being North 89 degrees 37 minutes 02 seconds West.

This description is written based on a field survey completed September 28, 2010, by Jack D. Newcome, Reg. No. 7321.

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



Part of: 44-08-61-58-000 +/- 0.51 Acres

Note: 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]* 10/6/2010

SITUATED IN:

State of Ohio, County of Muskingum, Township of Muskingum, and being part of Lot 31, Quarter Township 1, Township 2, Range 6, United States Military Lands, and being part of Lot 38, of Eaglepoint Subdivision Phase 2, as per Plat Book 18, Pages 158, and 159, of the Muskingum County Records.

BASIS OF BEARINGS

Bearings are based on the south line of Lot No. 38 as per the plat of Eaglepoint Subdivision Phase 2, and being North 89 degrees 37 minutes 02 seconds West.

REFERENCES

Pl. Bk. 18, Pg. 158, and 159

Approved for Transfer
No On-Lot Sewage
Zanesville-Muskingum Co.
Health Department

[Signature]
10/8/10
Date

Henry C. Salmens
OR 2120-40

Tri Valley Builders
OR 2132-679

Tri-Valley Builders
OR 2132-679
+- 0.51 Acres Lot 38

Diane E. and Richard W. Trout Jr.
OR 2270-744 Lot 38

Iron Pin found at the Southeast
Corner of Lot 38 of Eaglepoint
Subdivision Phase 2, Pl. Bk. 18,
Pg. 158.

Cassies Way

STATE OF OHIO
JACK D. NEWCOME
S-7321
REGISTERED SURVEYOR
OFFICE COPY
NOT RECORDABLE
D. Newcome
Date 10-1-10
Reg. Surveyor No. 7321

DESCRIPTION
APPROVED
By: *[Signature]* 10/6/2010

Newcome Surveying Company
6515 Ballard Road
Nashport, Ohio
740-452-5706



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

PARCEL NO.
Part of: 44-06-61-58-000 +- 0.51 Acres

Note: 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.

