

Adjoiner Split from Scott and Elizabeth Ritchie to Steven Baldwin

Situated in the State of Ohio, County of Muskingum, Township of Muskingum, Quarter Township One, and being part of Lot 37 of Eaglepoint Subdivision Phase 2, (Plat Book 18, Page 158), Township 2, Range 8, United States Military Lands, and being part of the lands presently owned by Robert Scott and Elizabeth J. Ritchie as per Official record 2614, Page 517, and being more particularly described as follows:

Beginning for reference and the principal place of beginning, at an iron pin found on the northwest corner of Lot 37, of Eaglepoint Subdivision Phase 2, (Pl. Bk. 18, Pg. 158);

Thence along the north line of Lot 37, South 61 degrees 26 minutes 50 seconds East, 424.73 feet to an iron pin found on the west line of Lot 13, and being presently owned by Matthew C. and Tonya B. Baumbach,(OR 2315-78);

Thence along the west line of said Lot 13, and Baumbach lands. South 20 degrees 23 minutes 33 seconds West, 41.70 feet to an iron pin set;

Thence through said Lot 37, being Ritchie lands, North 68 degrees 51 minutes 31 seconds West, 429.19 feet to an iron pin set on the east line of a street named Cassie's Way, passing an iron pin set at 195.85 feet;

Thence along the east line of said street, along a curve to the right, with a delta angle of 17 degrees 07 minutes 32 seconds, a radius of 325.00 feet, an arc length of 97.14 feet, and a chord which bears, North 25 degrees 33 minutes 48 seconds East, 96.78 feet to the principal place of beginning, containing 0.68 acres more or less, and being a part of Auditor's Parcel Number 44-06-61-66-000.

Note that the above described 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.

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 Ohio State Plane Coordinate System, NAD 83, South Zone, Grid North, as per GPS observations.

This description is written based on a field survey completed September 10, 2015, by Jack D. Newcome, Reg. No. 7321.

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NOT RECORDABLE

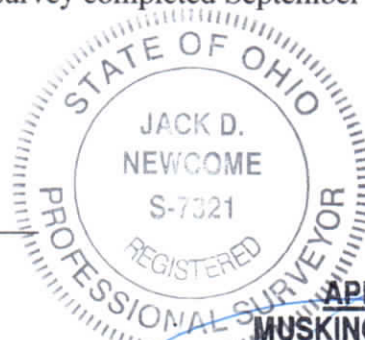
Jack D. Newcome Reg. No. 7321

DESCRIPTION

APPROVED

By:

[Signature] 9/16/2015



9-11-15

Date

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

9/16/15

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

SITUATED IN:

State of Ohio, County of Muskingum, Township of Muskingum, and being part of Lot 37, of Eaglepoint Subdivision, Phase 2, (Plat Book 18, Page 158), Quarter Township One, Township 2, Range 8, United States Military Lands

BASIS OF BEARINGS

Bearings are based on the Ohio State Plane Coordinate System, NAD 83, South Zone, Grid North, as per GPS observations.

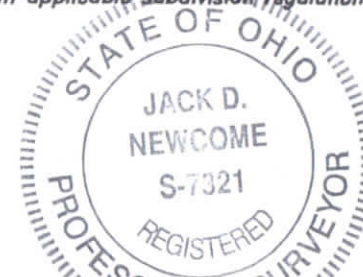
REFERENCES

Pl.Bk.18, Pg.158
OR 2614-517
OR 2367-421
OR 2593-583

PARCEL NO.

Part of: 44-06-61-66-000 +- 0.68 Acres

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.



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NOT RECORDABLE**

Reg. Surveyor No. 7321

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

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Fee Paid

Date

DESCRIPTION
APPROVED
By: *[Signature]* 9/16/2015

Cassie's Way

R/W 50'

Northwest Corner of Lot 37, Eaglepoint Subdivision Phase 2 Pl.Bk.18, Pg.158

D=17-07-32
A=97.14'
R=325.00'
N 25°33'48"E
96.78'

Steven R. Baldwin
OR 2593-583

Robert Scott and
Elizabeth J. Ritchie
OR 2614-517
+- 0.68 Acres

Robert Scott and
Elizabeth J. Ritchie
OR 2614-517

Robert Scott and
Elizabeth J. Ritchie
OR 2367-421

S 61°26'50"E 424.73'

Lot 39
Lot 37

N 68°51'31"W

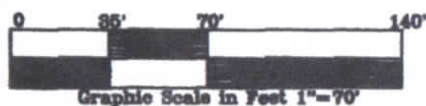
429.19'

195.85'

Lot 37
Lot 35

Matthew C. and
Tonya B. Baumbach
OR 2315-78

S 20°23'33"W
41.70'



Newcome Surveying Company
6515 Ballard Road
Nashport, Ohio
740-452-5796