

+0.05 Acre Adjoiner Split from Lot 2, to Lot 1, Tri-Valley Builders

Situated in the State of Ohio, County of Muskingum, Township of Muskingum, and being part of Lot 2, of Eaglepoint Subdivision, Phase 1, Plat Book 18, Page 113, Township 2, Range 8, United States Military Lands and being presently owned by Tri-Valley Builders as per official Record 1852, Page 880, and being more particularly described as follows:

Beginning for reference and the principal place of beginning, at an iron pin found at the southeast corner of Lot 2, of Eaglepoint Subdivision, Phase 1, (Plat Book 18, page 113);

Thence along the lot line between Lot 1 and Lot 2, North 87 degrees 57 minutes 10 seconds West, 421.48 feet to an iron pin found on the east line of Eaglepoint Road;

Thence through Lot 2, South 89 degrees 18 minutes 43 seconds East, 421.58 feet to an iron pin set on the east line of Lot 2;

Thence along the east line of said Lot 2, South 01 degrees 57 minutes 03 seconds West, 10.00 feet to the principal place of beginning, containing 0.05 acres more or less.

Subject to all legal recorded easements and right of ways.

Bearings are based on the east line of Eaglepoint Subdivision Phase 1, and being North 01 degrees 57 minutes 03 seconds East.

This description is written based on a field survey completed May 12, 2011, by Jack D. Newcome, Reg. No. 7321.

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



5-16-11
Date

Part of: 44-06-91-02-000 +- 0.05 Acres

Note: This surveyed parcel 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. Parcel to be combined to Auditor's Parcel No. 44-06-91- 01-000.

**APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**

5/25/11
Date

Fee Paid

DESCRIPTION

APPROVED

By: [Signature] 5/16/11

PARCEL NO.

Part of: 44-06-91-02-000 +- 0.06 Acres

Note: This surveyed Tract 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. Parcel to be combined to Auditor's Parcel No. 44-06-91-01-000.

SITUATED IN:

State of Ohio, County of Muskingum, Township of Muskingum, and being part of Lot 2, of Eaglepoint Subdivision, Phase 1, Plat Book 18, Page 113, Township 2, Range 8, United States Military Lands.

BASIS OF BEARINGS

Bearings are based on the east line of Eaglepoint Subdivision, Phase 1, and being North 01 degrees 57 minutes 03 seconds East, as per Pl. Bk. 18, Pg. 113.

Eaglepoint Road

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

5/25/11

Date

Fee Paid

Tri-Valley Builders
OR 1852-880
Lot 2

Tri-Valley Builders
OR 1852-880
Part of Lot 2
+- 0.06 Acres

J and J Muskingum
Real Estate LLC
OR 2189-758

S 89°18'43"E 421.58'

N 87°57'10"W 421.48'

S 01°57'03"W
10.00'

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

Tri-Valley Builders
OR 1852-880
Lot 1

Iron Pin Found at the
Southeast Corner of Lot
2 of Eaglepoint
Subdivision, Phase 1, Pl.
Bk. 18, Pg. 113.

DESCRIPTION
APPROVED

By: *[Signature]* 5/18/11

REFERENCES

Pl. Bk. 18,
Pg. 113



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Reg. Surveyor No. 7321



Newcome Surveying Company
6615 Ballard Road
Nashport, Ohio
740-452-5796