

0.02 Acre Adjoiner Split of John and James Factor Lands

Situated in the State of Ohio, County of Muskingum, Township of Muskingum, and being part of Lots 16, and 17, of Green Valley Heights Subdivision No. 2, as per Plat Book 10, Page 51, Township 2, Range 8, United States Military Lands, and being part of the lands presently owned by John Eric and James R. Factor, per Official Record 2075-234, and being more particularly described as follows:

Beginning for reference at an iron pipe found at the northwest corner of Lot 16, of Green Valley Heights Subdivision No. 2;

Thence along the west line of said Lot 16, and the west line of lands presently owned by David L. and Jennifer L. Beattey,(OR 1828-726), South 20 degrees 30 minutes 58 seconds East, 16.14 feet to a point, and the principal place of beginning;

Thence along the south line of said Beattey lands the following two courses:

- 1.) North 86 degrees 14 minutes 11 seconds East, 89.54 feet to an iron pin set on the lot line between Lot 16, and Lot 17, passing an iron pipe found at 0.72 feet;
- 2.) North 87 degrees 20 minutes 13 seconds East, 128.87 feet to an iron pipe found on the west line of Melody Lane, and the northeast corner of lands presently owned by John Eric and James R. Factor,(OR 2075-234);

Thence through said Factor lands, South 84 degrees 51 minutes 43 seconds West, 216.15 feet to an iron pin set on the east line of Lot 15, and the lands presently owned by Raymond L. Kuhn,(DR 1064-4), passing an iron pin set at 197.13 feet;

Thence along said lot line and said Kuhn lands, North 20 degrees 30 minutes 58 seconds West, 8.00 feet to the principal place of beginning , containing 0.02 acres , more or less.

The above described tract 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.

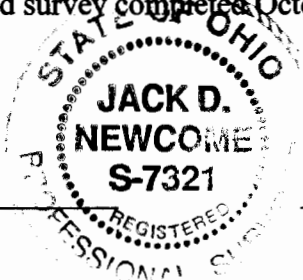
Iron pins set are 5\8 inch rebars , 30 inches long, with plastic identification caps.

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 October, 30, 2013, by Jack D. Newcome, Reg. No. 7321.

**OFFICE COPY
NOT RECORDABLE**

Jack D. Newcome, Reg. No. 7321



11-1-13
Date

Parcel No.- Part of: 44-18-02-08-000 +- 0.02 Acres

DESCRIPTION
APPROVED
By: *[Signature]* 11/5/2013

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
[Signature]
11/7/13
Date Fee Paid

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

11/17/12 Date Fee Paid

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

11/17/12 Date

SITUATED IN:

State of Ohio, County of Muskingum, Township of
Muskingum, and being part of Lots 16 and 17, of Green
Valley Heights Subdivision No. 2, Plat Book 10, Page 51,
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

OR 1641-180
OR 1828-722
OR 1828-726
OR 2075-234
Pl.Bk. 10, Pg. 51
Tax Map

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 NO.

Part of: 44-18-02-08-000 +- 0.02 Acres

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

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

Iron Pipe found at the
Northwest corner of Lot
16, of Green Valley
Heights Subdivision No.
2, Plat Book 10, Page 51.

David L. and
Jennifer L. Beatley
OR 1641-180
OR 1828-726

Lot 17

Melody Lane

S 20°30'58"E
16.14'

N 86°14'11"E
88.82'

N 87°20'13"E
128.87'

S 84°51'43"W
197.13'

S 84°51'43"W
19.02'

N 20°30'58"W
8.00'

**John Eric and
James R. Factor**
OR 2075-234
+/- 0.02 Acres

Lot 16

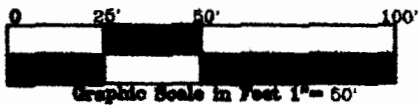
John Eric and
James R. Factor
OR 2075-234

Lot 15

Raymond L. Kuhn
DR 1064-4

DESCRIPTION
APPROVED

11/15/2012



OFFICE COPY
NOT RECORDED 1-13
Date
Reg. Surveyor No. 7321

