

0.04 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 Lot 16, 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 Lot 16, and the west line of lands presently owned by David L. and Jennifer L. Beattey, (OR 1828-726), and John Eric and James R. Factor, (OR 2075-234), South 20 degrees 30 minutes 58 seconds East, 24.14 feet to an iron pin set, and the principal place of beginning;

Thence through said Factor lands the following two courses:

- 1.) North 84 degrees 51 minutes 43 seconds East, 19.02 feet to an iron pin set;
- 2.) South 14 degrees 08 minutes 00 seconds East, 164.94 feet to an iron pipe found on the north line of Melody Lane and the lot corner of Lots 15 and 16;

Thence along the east line of Lot 15, and the east line of lands presently owned by Raymond L. Kuhn, (DR 1064-4), North 20 degrees 30 minutes 58 seconds West, 168.96 feet to the principal place of beginning, containing 0.04 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 +- 0.04 Acres

DESCRIPTION

APPROVED

By: [Signature] 11/5/13

**APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**

11/7/13
Date

Fee Paid

Iron Pin Re-Ser

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

11/7/13

Date

Fee Paid

Lot 18

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

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

Lot 17

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

11/7/13

Date

Melody Lane

S 20°30'58"E
24.14'

Lot Line

Lot Line

N 84°51'43"E
19.02'

John Eric and
James R. Factor
OR 2075-234
+- 0.04 Acres

Lot 15

Raymond L. Kuhn
DR 1064-4

N 20°30'58"E 164.94'
S 14°08'00"E 164.94'
N 20°30'58"W 168.98'

Lot 16

John Eric and
James R. Factor
OR 2075-234

DESCRIPTION

APPROVED

By: *[Signature]* 11/15/13



Graphic Scale in Feet 1" = 50'

SITUATED IN:

State of Ohio, County of Muskingum, Township of
Muskingum, and being part of Lot 18, 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 1828-726
OR 1828-726
OR 2075-234
Pl.Bk. 10, Pg. 51
Tax Map

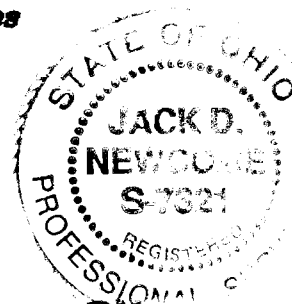
Not to be used as a separate building
site or transferred as an independent
parcel in the future without planning
commission approval in accordance
with applicable subdivision regulations.

PARCEL NO.

Part of: 44-18-02-08-000 +- 0.04 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



OFFICE COPY
NOT RECORDABLE
Date 11/13

Reg. Surveyor No. 7321

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