

Situated in the State of Ohio, County of Muskingum, Township of Muskingum, located in the southwest quarter of Section 22, Township 2, Range 8, United States Military Lands, being a part of a 61.86 acre tract as described in Book 2637, Page 311, (part of Auditor's Parcel 44-48-01-18-000) to ICS Pioneer Farm, LLC (record references to those of the Recorders Office, Muskingum County, Ohio), and being more particularly bounded and described as follows:

Commencing at a found 1" iron pipe, being the northwest corner of Lot #92 of Oakwood North Number 2 subdivision, as recorded in Plat Book 12, Page 51, belonging to Melodie K. Palko as described in Book 2323, Page 840, being the southwest corner of Lot #91 of said subdivision, belonging to Ria L. Masterson as described in Book 2750, Page 813, being on the eastern line of said 61.86 acre tract, being the True Point of Beginning:

Thence southerly along common line of said 61.86 acre tract and said Lot #92, South 05°07'50" West, 100.00 feet to a found 1" iron pin, being the southwest corner of said Lot #92, being the northwest corner of Lot #93 of said subdivision, belonging to Nestor Vincenty and Wanda Vincenty, as described in Volume 670, Page 261;

Thence through said 61.86 acre tract the following 3 courses:

North 84°53'10" West, 60.00 feet to an iron pin set;

North 05°07'50" East, 100.00 feet to an iron pin set;

South 84°53'10" East, 60.00 feet to the True Point of Beginning, containing 0.1377 acres of land, more or less.

All iron pins set are #5 rebar 30 inches long with yellow I.D. cap labeled "PECK S-8324".

Basis of Bearings for the above legal description are based upon the west line of said Oakwood North Number 2 subdivision being North 05°07'50" East, as delineated in Plat Book 12, Page 51.

This description is based on a field survey of the premises performed by me, Jason M. Peck, Professional Land Surveyor No.8324 in October 2018.

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 Number 44-50-03-06-000.

Subject to all legal easement, restriction, and right-of-ways of record.

DESCRIPTION
APPROVED
By: *Jason M. Peck*



**OFFICE COPY
NOT RECORDABLE**

Jason M. Peck
Jason M. Peck
Professional Land Surveyor
Ohio Registration No. 8324

**APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**

11/21/18
Date

Fee Paid



BASIS OF BEARINGS

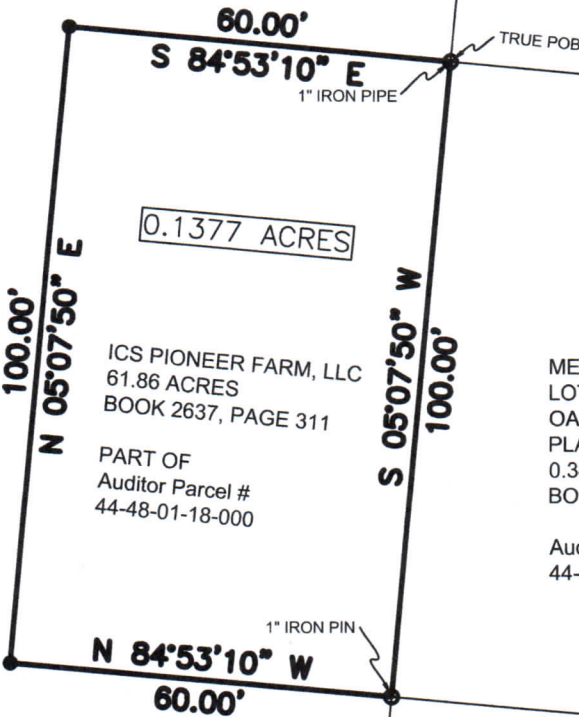
BEARINGS ARE BASED UPON THE WEST LINE OF OAKWOOD NORTH II BEING N05°07'50"E AS DELIENEATED IN PLAT BOOK 12, PAGE 51.

Not to be used as a seperate 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 Number 44-50-03-06-000

RIA L. MASTERSON
LOT #91
OAKWOOD NORTH NUMBER 2
PLAT BOOK 12, PAGE 51
0.344 ACRES
BOOK 2750, PAGE 813

ICS PIONEER FARM, LLC
61.86 ACRES
BOOK 2637, PAGE 311

Auditor Parcel #
44-48-01-18-000



MELODIE K. PALKO
LOT #92
OAKWOOD NORTH NUMBER 2
PLAT BOOK 12, PAGE 51
0.344 ACRES
BOOK 2323, PAGE 840

Auditor Parcel #
44-50-03-06-000

LEGEND
○ FOUND MONUMENT
● SET IRON PION

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

REFERENCES

Deeds as noted on Survey
County Tax Maps
Previous Surveys

11/21/18
Date Fee Paid

NESTOR VINCENTY
WANDA VINCENTY
LOT #93
OAKWOOD NORTH NUMBER 2
PLAT BOOK 12, PAGE 51
0.344 ACRES
VOL 670, PAGE 261

DESCRIPTION
APPROVED
By: *[Signature]*

Occupation in general fits survey
Iron Pins Set Are 30" Long 5/8" Rebar With Yellow Id Cap (PECK S-8324)

Subject To All Legal Easements, Restrictions, And Right-of-ways Of Record And Those That May Be Implied

I hereby certify that this plat was prepared from an actual field survey performed by me in October, 2018.

OFFICE COPY
NOT RECORDABLE

10-22-2018
Jason M. Peck, Ohio Surveyor No. 8324
October 22, 2018

Survey of 0.1377 Acres

Situated in State of Ohio, County of Muskingum, Township of Muskingum, part of the Southwest Quarter of Section 22, Township 2, Range 8, United States Military Lands, being a part of a 61.86 acre tract as described in Book 2637, Page 311 to ICS Pioneer Farm, LLC.

