

## 20.01 Acre Split of David and Carolyn Irvin Lands

Situated in the State of Ohio, County of Muskingum, Township of Wayne, and being part of the Southwest Quarter of Section 8, Township 12, Range 13, Congress Lands East of The Scioto River, and being part of the lands presently owned by David D. and Carolyn Jo Irvin, as per Deed Records 864, Page 145, and 1108, Page 627, and being more particularly described as follows:

Beginning for reference at the Northwest Corner of the Southwest Quarter of Section 8, Township 12, Range 13, Congress Lands East of the Scioto River;

Thence along the common line between Sections 7, and 8, and the east line of lands presently owned by David W. and Jennie M. Irvin, Trustees,(OR 2461-735),(by deed), South 02 degrees 42 minutes 44 seconds West, 1065.53 feet to an iron pin found on the southwest corner of lands presently owned by Rachel L. Osborn,(OR 2030-268) and the principal place of beginning;

Thence along the lines of said Osborn lands the following four courses:

- 1.) North 82 degrees 38 minutes 16 seconds East, 204.39 feet to an iron pin found;
- 2.) North 86 degrees 34 minutes 38 seconds East, 385.16 feet to an iron pin found;
- 3.) North 27 degrees 56 minutes 24 seconds West, 240.80 feet to an iron pin found;
- 4.) North 27 degrees 41 minutes 06 seconds East, 149.88 feet to an iron pin set on the south line of lands presently owned by Darren W. and Julie A. Irvin,(OR 1155-129);

Thence along the south line of said Irvin lands, South 67 degrees 57 minutes 27 seconds East, 471.07 feet to a point in the centerline of Holder's Lane, passing a pipe found at 456.91 feet;

Thence along said lane, South 37 degrees 02 minutes 14 seconds West, 36.88 feet to a point on the southwest corner of lands presently owned by Leroy D. and Diana L. Gifford,(DR 989-407);

Thence along the lines of said Gifford lands the following three courses:

- 1.) South 60 degrees 12 minutes 48 seconds East, 140.48 feet to an iron pipe found, passing an iron pipe found at 18.35 feet;
- 2.) North 23 degrees 56 minutes 05 seconds East, 205.85 feet to an iron pipe found;
- 3.) North 86 degrees 42 minutes 53 seconds West, 110.80 feet to a point in the centerline of Holder's Lane, passing an iron pipe found at 85.80 feet;

Thence along the centerline of said lane, North 39 degrees 17 minutes 56 seconds East, 164.05 feet a point;

Thence through the lands presently owned by David D. and Carolyn Jo Irvin,(DR 864-145, and DR 1108-627), the following seven courses:

- 1.) South 35 degrees 17 minutes 32 seconds East, 228.98 to an iron pin set, passing an iron pin set at 18.64 feet;
- 2.) Along a non-tangent curve to the left having a delta angle of 60 degrees 48 minutes 44 seconds radius of 211.00 feet and an arc length of 223.95 feet, and a chord which bears South 75 degrees 45 minutes 21 seconds East, 213.58 feet to an iron pin set;
- 3.) North 60 degrees 33 minutes 59 seconds East, 72.29 feet to an iron pin set;
- 4.) North 86 degrees 42 minutes 19 seconds East, 195.13 feet to an iron pin set;
- 5.) South 01 degrees 31 minutes 51 seconds West, 274.32 feet to an iron pin set;
- 6.) South 73 degrees 06 minutes 47 seconds West, 142.07 feet to an iron pin set;

7.) South 05 degrees 35 minutes 39 seconds West, 308.13 feet to an iron pin set on the North line of lands presently owned by Douglas E. and M. Kristine Staker,(OR 2400-478);

Thence along the north line of said Staker lands, North 87 degrees 45 minutes 39 seconds West, 753.12 feet to an iron pin set on the southeast corner of lands presently owned by Mary Lent,(DR 864-138);

Thence along the lines of said Lent lands, the following two courses:

- 1.) North 36 degrees 25 minutes 24 seconds East, 126.47 feet to an iron pipe found;
- 2.) North 59 degrees 20 minutes 32 seconds West, 185.20 feet to a point in the centerline of Holder's Lane, passing an iron pipe found at 169.00 feet;

Thence along the centerline of said lane, South 23 degrees 17 minutes 30 seconds West, 206.38 feet to a point on the north line of said Staker lands;

Thence along the north line of said Staker lands, North 87 degrees 23 minutes 26 seconds West, 677.82 feet to an iron pin found on the east line of lands presently owned by David W. and Jennie M. Irvin, Trustees,(OR 2461-735), and being the section line, passing an iron pin set at 18.15 feet;

Thence along the east line of said Irvin lands and the section line, North 02 degrees 42 minutes 44 seconds East, 308.21 feet to the principal place of beginning, containing 20.01 acres more or less;

The above described tract is subject to a thirty feet wide ingress, egress easement, as recorded in Official Record 2030, Page 268, and the following described exclusive twenty five feet wide ingress, egress, easement for farm implementation from David D. and Carolyn Jo Irvin,(DR 864-145), to David W. and Jennie M. Irvin(2461-735), and being more particularly described as follows:

Situated in the State of Ohio, County of Muskingum, Township of Wayne, and being part of the Southwest Quarter of Section 8, Township 12, Range 13, Congress Lands East of The Scioto River, and being part of the lands presently owned by David D. and Carolyn Jo Irvin, as per Deed Records 864, Page 145, and being more particularly described as follows:

Beginning for reference at the Northwest Corner of the Southwest Quarter of Section 8, Township 12, Range 13, Congress Lands East of the Scioto River;

Thence along the common line between Sections 7, and 8, and the east line of lands presently owned by David W. and Jennie M Irvin, Trustees,(OR 2461-735),(by deed), South 02 degrees 42 minutes 44 seconds West, 1361.24 feet to a point in the centerline of a field drive, and the centerline of this easement, and the principal place of beginning, passing an iron pin found at 1065.53 feet;

Thence along the centerline of the easement and an existing field drive, the following three courses:

- 1.) South 87 degrees 23 minutes 26 seconds East, 418.65 feet to a point;
- 2.) North 80 degrees 06 minutes 02 seconds East, 217.91 feet to a point;
- 3.) South 67 degrees 52 minutes 56 seconds East, 64.51 feet to a point in the centerline of

Holder's Lane, and the terminus of said easement.

The above described tract, (20.01 Acres), is also subject to an existing sewer line, which encroaches onto the property from the east, a 5.53 acre tract. The owner of the 5.53 acre tract has the right to maintain, repair, and replace said line if necessary.

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 August, 18, 2014 by Jack D. Newcome, Reg. No. 7321.

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

B-22-14  
Date

Parcel No.  
Part of: 73-21-02-32-000 +- 20.01 Acres

**APPROVED**  
**MUSKINGUM COUNTY**  
**PLANNING COMMISSION DIRECTOR**  
9/19/14  
Date Fee Paid



**DESCRIPTION**  
**APPROVED**  
By: [Signature] 9/19/2014



Approved For Transfer  
On-Lot Sewage O.K.  
Date 9/18/14 *Ed Sullivan*

Zanesville-Muskingum Co.  
Health Department

Darren W. and  
Julie A. Irvin  
OR 1155-129

Northwest Corner of the  
Southwest Quarter of Section  
8, Township 12, Range 13,  
Congress Lands East of the  
Scioto River

Rachel L. Osborn  
OR 2030-268

30ft. Wide Ingress,  
Egress Easement  
OR 2030-268

Centerline of  
Holder's Lane  
Assumed  
R\W 40'

DESCRIPTION  
APPROVED  
By: *Ed Sullivan*

25 ft. Wide Ingress, Egress Easement  
for Farming Implementation

Douglas E. and  
M. Kristine Staker  
OR 2400-478

PARCEL NO.

Part of: 73-21-02-32-000 +- 20.01 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
- ⊙ Fence Post Found

David D. and  
Carolyn Jo Irvin  
DR 1108-627

Leroy D.  
and Diana L.  
Gifford  
DR 989-407

David D. and  
Carolyn Jo Irvin  
DR 864-145  
DR 1108-627  
+- 20.01 Acres

Mary E. Lent  
DR 864-138

Douglas E. and  
M. Kristine Staker  
OR 2400-478

### SITUATED IN:

State of Ohio, County of Muskingum, Township of Wayne, and  
being part of the Southwest Quarter of Section 8, Township 12,  
Range 13, Congress Lands East of the Scioto River.

### BASIS OF BEARINGS

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

### REFERENCES

DR 864-145  
DR 1108-627  
DR 989-407  
DR 864-138  
OR 2030-268

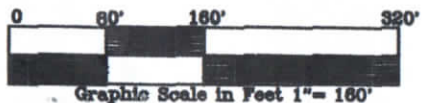


David D. and  
Carolyn Jo Irvin  
DR 864-145  
(+- 5.53 Acres)

APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

Fee Paid

Date



OFFICE COPY  
NOT RECORDABLE

Reg. Surveyor No. 7321

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