

73-33-02-25-001

Adjoiner Split of E. Annette Christman Lands in Fairtosh Estates, Wayne Township

Situated in the State of Ohio, County of Muskingum, Township of Wayne, Fractional Section 15, and being part of Lot 40 of Fairtosh Estates,(Pl. Bk. 12, Pg. 31), Township 12, Range 13, Congress Lands East of the Scioto River, and being part of the lands presently owned by E. Annette Christman as per Official Record 1528, Page 738, and being more particularly described as follows:

Beginning for reference and the principal place of beginning at an iron pin found in concrete on the northeast corner of Lot 41 of Fairtosh Estates,(Pl. Bk. 12, page 31), and being the northeast corner of lands presently owned by Rodney E. Seward,(DR 904-87);

Thence along the lot line and the north line of said Seward lands, North 89 degrees 31 minutes 18 seconds West, 221.00 feet to an iron pin set on southwest corner of Lot 40, and the southeast corner of lands presently owned by Stephen R. and Brenda Harding,(DR 853-205);

Thence along the west line of said Lot 40, and the east line of said Harding lands, North 00 degrees 27 minutes 30 seconds East, 5.00 feet to an iron pin set;

Thence through the lands presently owned by E. Annette Christman,(OR 1528-738), South 89 degrees 31 minutes 18 seconds East, 221.00 feet to an iron pin set on the west line of Russell Avenue;

Thence along the west line of said Avenue, South 00 degrees 27 minutes 30 seconds West, 5.00 feet to the principal place of beginning, containing 0.025 acres , more or less.

The above described tract is subject to an easement for the location of an existing shed which encroaches across the north line of the above described tract approximately two feet.

Note: The above described parcel 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 November 7, 2014, by Jack D. Newcome, Reg. No. 7321.

73-33-02-25-001 A

OFFICE COPY

Jack D. Newcome Reg. No. 7321

11-14-14

Date

Parcel No.
Part of: 73-33-02-25-000 +- 0.025 Acres

DESCRIPTION
APPROVED
By:

[Signature] 11/24/14



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

[Signature]
11/24/14
Date

Fee Paid

73-33-02-25-001 B

SITUATED IN:

State of Ohio, County of Muskingum, Township of Wayne, Fractional Section 15, and being part of Lot 40, of Fairtosh Estates, (Pl. Bk. 12, Pg. 31), Township 12, Range 13, Congress Lands East of the Scioto River.

BASIS OF BEARINGS

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

REFERENCES

Pl. Bk. 12, Pg. 31

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

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.

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

