



Email: Eric@EesleyLandSurveying.com

October 15, 2025

PRE-APPROVAL LICKING COUNTY ENGINEER	
APPROVED ☐	CONDITIONAL ☒
APPROVED BY: <i>ER</i>	
DATE: <i>10/23/2025</i>	

Needs Lot Split Approval

Phone: 740-501-0190
Job No. 25-0610

Parcel 2
Surveyor's Description ~ Part of PIN 066-317496-00.001 ~ 0.079 Acres

Situated in the State of Ohio, Licking County, St Albans Township, Northwest Quarter, First Quarter, Township 2 North, Range 14 West, U.S. Military Lands. The parcel herein described is known as being Part of the same lands conveyed to **St. Albans Township Board of Trustees** as described in **Instrument Number 200412140044034**, (All records herein are from the Recorder's Office, Licking County, Ohio) and is more particularly described as follows:

Beginning at a Railroad spike found at the intersection of the centerlines of Mounts Road NW (TR 114 ~ 60' R/W) and Lobdell Road NW (TR 116 ~ 60' R/W);

Thence, easterly along the centerline of said Lobdell Road NW bearing **South 86°54'03" East** a distance of **787.03 feet** to a point, said point being the northeasterly corner of Matthew and Elivia Els parcel (IN 201808210017339);

Thence, southerly along the easterly line of said Matthew and Elivia Els parcel bearing **South 03°05'57" West**, passing a 5/8" Iron Pin Found at 30.00 feet, a total distance of **478.00 feet** to a 5/8" Iron Pin Set, said pin being the **True Point of Beginning**;

Thence, through the lands of said St. Albans Township Board of Trustees parcel bearing **South 82°54'49" East** a distance of **315.51 feet** to a 5/8" Iron Pin Found, said pin being in the westerly line of Board of Licking Park District Commissioners parcel (IN 200411300042361) and a northeasterly corner of said Matthew and Elivia Els parcel;

Thence, westerly along the northerly line of said Matthew and Elivia Els parcel bearing **North 86°54'43" West** a distance of **314.75 feet** to a point, said point being a northwesterly corner of said Matthew and Elivia Els parcel;

Thence, northerly along the easterly line of said Matthew and Elivia Els parcel bearing **North 03°05'57" East** a distance of **22.00 feet** to the **True Point of Beginning**.

Containing 0.079 Acres in total, and being subject to all legal roads, easements, and restrictions of record. All iron pins set are 5/8" x 30" Rebar with a 1.5" Aluminum ID Cap stamped "Eric M Eesley S-8861".

The herein described **0.079 Acres** shall not constitute an independent building site separate from the Grantees' adjacent parcel or transferred as an independent principal building parcel in the future unless approved as such in accordance with applicable Subdivision Regulations. This parcel is to be combined with **Auditor's Parcel Number 066-317496-00.007**

Bearings are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 state projection, as established by Static GPS Observations, and was determined by using NGS, OPUS Service, with the centerline of Lobdell Road NW as bearing South 86°54'03" East and are used to denote angles only."

I, Eric M Eesley, of Eesley Land Surveying, hereby certify that the above description represents a true and correct survey, and all measurements were made under my direct supervision in accordance with Chapter 4733-37 of the Ohio Administration Code in October 2025.

Eric M Eesley, Professional Land Surveyor
Registration No. S-8861

