

25-16-07-15-001
9475 MACEDONIA RD

Description of Parcel 2-B

Situated in the State of Ohio, County of Muskingum, Township of Hopewell, being in the southeast quarter of Section 7, Range 9 West, Township 1 North, of "The United States Military District", and being bounded and described as follows:

Commencing for reference at the calculated southeast corner of Section 7 (Note: Reference bearing on the south line of Section 7 used as North 89°35'35" West);

thence, with the east line of Section 7, North 01°16'59" East a distance of 477.40 feet to an iron pin found capped "Biedenbach PS-5718 PS-6923" at the northeast corner of a 6.00 acres tract as conveyed to John R. Scott by Deed Volume 969, Page 55 of the Muskingum County Recorder's Office;

thence, with the north line of said Scott property, North 89°30'38" West a distance of 604.87 feet to an axle found at the northeast corner of a 12.25 acres tract as conveyed to Dean Filkill by Deed Volume 591, Page 54 of the Muskingum County Recorder's Office;

thence, with the north line of said Filkill property and its projection thereof, North 89°33'03" West a distance of 1,499.22 feet to a point in the centerline of Township Road No. 609, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning with the centerline of Township Road No. 609, South 43°01'05" West a distance of 31.28 feet to a point at the grantor's southeast property corner;

thence, leaving the road with the grantor's south property line, the following two courses:

- (1) North 39°54'01" West a distance of 200.00 feet to an iron pin set, passing through an iron pin set at a distance of plus 30.00 feet;
- (2) thence North 47°56'58" West a distance of 312.04 feet to an iron pin set;

thence, leaving the property line, North 43°17'16" East a distance of 320.30 feet to an iron pin set in the grantor's north property line;

thence, with the grantor's north property line, South 51°26'20" East a distance of 275.00 feet to an iron pin set;

thence, leaving the property line, South 33°12'31" West a distance of 130.94 feet to an iron pin set;

thence South 47°33'44" East a distance of 191.49 feet to a point in the centerline of Township Road No. 609, passing through an iron pin set at a distance of plus 177.35 feet;

thence, with the centerline of Township Road No. 609, the following two courses:

- (1) South 44°11'10" West a distance of 6.09 feet to an iron pin found;
- (2) thence South 36°17'19" West a distance of 67.25 feet to a point;
- (3) thence South 37°11'34" West a distance of 130.48 feet to the Point of Beginning;

containing 3.237 acres, more or less, being a new split out of Parcel No. 25-25-16-07-15-001 in the southeast quarter of Section 7.

Subject to all legal right-of-ways, easements, restrictions, reservations, and zoning regulations of record.

Subject to a 30.00 feet wide easement being reserved unto the grantor, his heirs, and/or assigns, forever. Said easement is for the purposes of running utilities to other parcels of land on or near Township Road No. 609. Said easement runs in a north-south direction across the east end of the above described property with the east line of said easement being the centerline of Township Road No. 609. Containing 0.081 acres, more or less, of easement.

TOGETHER WITH a 40.00 feet wide road right-of-way for ingress and egress and for the running of utilities from Township Road No. 609 to the northwest corner of the above described property. The north line of said 40.00 feet wide right-of-way being described as follows:

Beginning at an iron pin set in the grantor's north property line as described in Deed Volume 160, Page 366 of the Muskingum County Recorder's Office and being at the northwest corner of the above described 3.237 acres tract;

thence, from said Point of Beginning with the north line of said 3.237 acres tract and the grantor's north property line, South 51°26'20" East a distance of 494.00 feet to a point in the centerline of Township Road No. 609 at the grantor's northeast property corner, said point being The True Point of Ending for this right-of-way;

Containing 0.454 acres, more or less, of total right-of-way, of which the north 30.00 feet of right-of-way being for ingress and egress and the south 10.00 feet of right-of-way being for the running of utilities.

Subject to all of the above described 40.00 feet wide right-of-way being also reserved unto the grantor's and assigns forever for the same common purposes of ingress and egress and the running of utilities to any other parts of the grantor's original 8.079 acres tract.

All iron pins set are rebar with yellow caps labeled "Claus 6456".

The bearings in this description are for angle calculations only and are based on the east line of Section 7 assumed as North 01°16'59" East.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of May 21, 1992.

Prior Deed: Deed Volume 160, Page 366

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J L Hambl
5-29-92

**OFFICE COPY
NOT RECORDABLE**

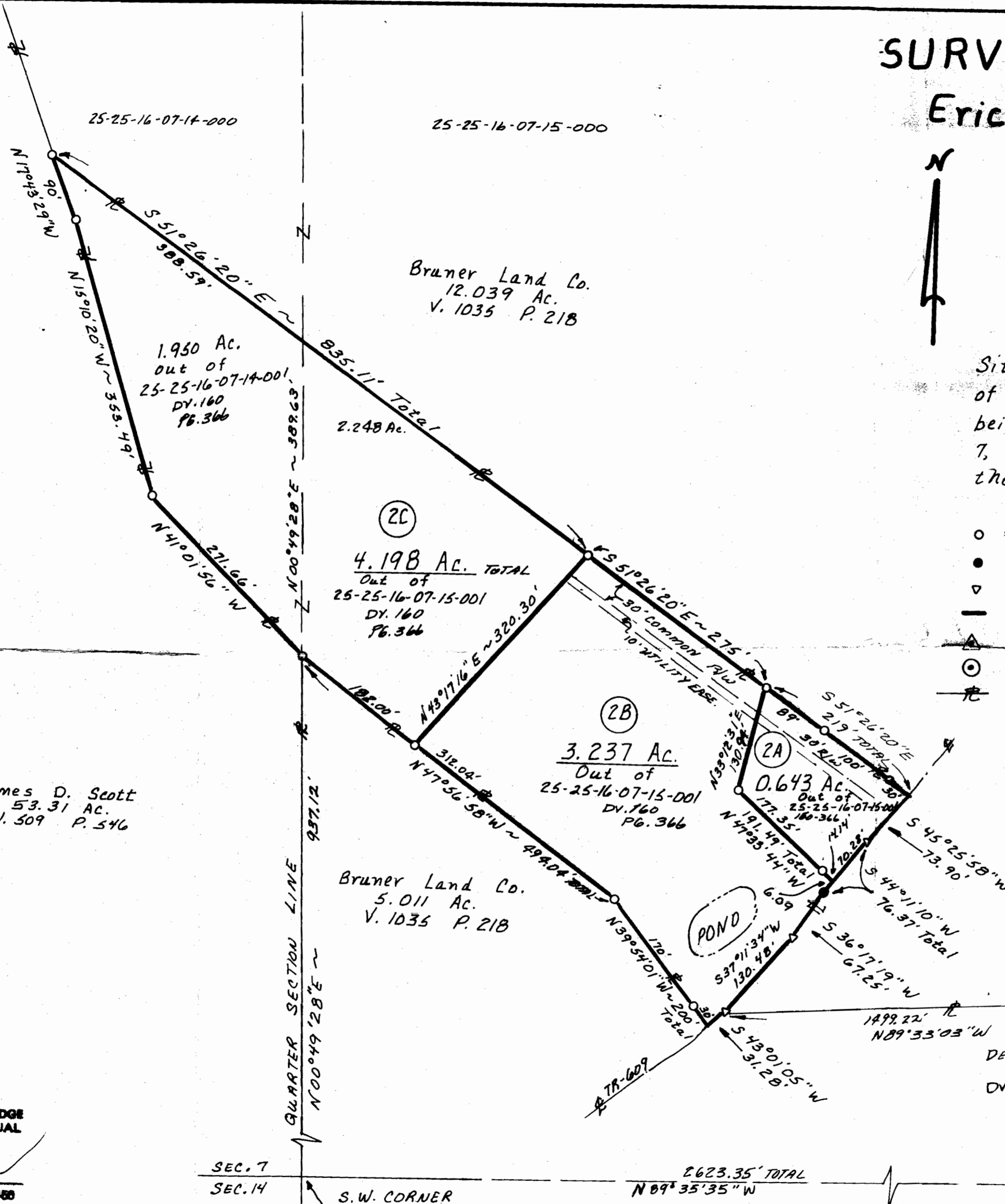
SURVEY PLAT FOR Eric Holmquist

SCALE 1" = 100'



Situated in the State of Ohio, County of Muskingum, Township of Hopewell, being in the South Half of Section 7, Range 9 West, Township 1 North, of the "U.S. Military District".

- = IRON PIN SET CAPPED "CLAWS 6456".
- = IRON PIN FOUND.
- ▽ = SURVEY ANGLE POINT.
- = LINES OF THIS SURVEY.
- △ = IRON PIN FOUND CAPPED "BIEDENBACH PS-5718, PS-6728"
- ⊙ = AXLE FOUND.
- ⊕ = EXISTING PROPERTY LINES.



Bruner Land Co.
12.039 Ac.
V. 1035 P. 218

1.950 Ac.
out of
25-25-16-07-14-001
DV. 160
Pg. 366

(2C)
4.198 Ac. TOTAL
Out of
25-25-16-07-15-001
DV. 160
Pg. 366

(2B)
3.237 Ac.
Out of
25-25-16-07-15-001
DV. 160
Pg. 366

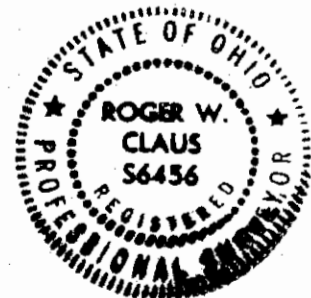
(2A)
0.643 Ac.
Out of
25-25-16-07-15-001
DV. 160
Pg. 366

Bruner Land Co.
5.011 Ac.
V. 1035 P. 218

James D. Scott
53.31 Ac.
V. 509 P. 546

DEAN FILKILL
12.25 Ac.±
DV. 591 Pg. 54

JOHN R. SCOTT
6.00 Ac.±
DV. 969 Pg. 55



SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT IT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES.

OFFICE COPY
 NOT RECORDABLE
 Date: May 2, 1997
 Initials: [Signature]
 33310 TH-2005
 Louisville, Ohio 43764
 614 857-3188

DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER
 BY: [Signature]
 5-29-97

SEC. 7
 SEC. 14
 S.W. CORNER OF S.E. 1/4 OF Sec. 7

78
 14 13