

25-30-03-19-001
1105 NORTH HOPEWELL

DEED DESCRIPTION
1.18 ACRES
DANIEL P. STOTTSBERRY PROPERTY [PART]
PARCEL # 25-25-30-03-19-000 [PART]
FARM LOT #20 [PART]

BEING A PART OF FARM LOT #20 IN THE THIRD QUARTER, TOWNSHIP 1 NORTH, RANGE 9 WEST, UNITED STATES MILITARY LANDS, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO [ALSO BEING A PART OF THE PROPERTY OF DANIEL P. STOTTSBERRY OF DEED VOLUME 1005, PAGE 595 OF THE MUSKINGUM COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT A POINT IN, ASPHALT SURFACED, TOWNSHIP ROAD # 415 { A. K. A. NORTH HOPEWELL ROAD } MARKING THE SOUTHEAST CORNER OF FARM LOT #20;

THENCE, FROM SAID "REFERENCE BEGINNING", N 2° 10' 49" E 371.62 FEET, IN SAID "COOPER" BOUNDARY, IN THE EAST LINE OF FARM LOT #20 AND ALONG "TOWNSHIP ROAD # 415", TO A POINT AND THE **PRINCIPAL PLACE OF BEGINNING** OF THE PARCEL HEREIN TO BE DESCRIBED;

[THE FOLLOWING 1.12 ACRE PARCEL TO BE DESCRIBED IS BOUNDED ON THE NORTH, SOUTH AND THE WEST BY THE AFORESAID "STOTTSBERRY" PROPERTY AND IS BOUNDED ON THE EAST BY THE PROPERTY OF JAMES R. AND DEBORAH J. COOPER OF DEED VOLUME 754, PAGE 313, ALL OF THE MUSKINGUM COUNTY RECORDER]

THENCE, **LEAVING** "COOPER" PROPERTY, "TOWNSHIP ROAD # 415" AND THE "EAST LINE OF FARM LOT #20, S 85° 57' 26" W 305.09 FEET TO AN IRON PIN SET, **PASSING** AN IRON PIN SET AT 24.45 FEET;

THENCE N 5° 25' 38" W 152.24 FEET TO AN IRON PIN SET;

THENCE, N 82° 09' 23" E 328.46 FEET TO A POINT IN "TOWNSHIP ROAD # 415" , IN THE WEST BOUNDARY OF SAID "COOPER" PROPERTY AND IN THE EAST LINE OF FARM LOT #20, **PASSING** AN IRON PIN SET AT 298.46 FEET;

THENCE, S 2° 10' 49" W 175.00 FEET, ALONG "TOWNSHIP ROAD # 415", IN THE WEST BOUNDARY OF SAID "COOPER" PROPERTY AND IN THE EAST LINE OF FARM LOT #20, TO A "POINT" AND "**THE PRINCIPAL PLACE OF BEGINNING**" OF THIS 1.18 ACRE PARCEL.

THE PARCEL AS DESCRIBED CONTAINS 1.18 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS OF RECORD.

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE EAST LINE OF FARM LOT #20 AS BEING N 2° 10' 49" E i.e. ALL BEARINGS DESCRIBED HEREIN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

THE ABOVE DESCRIPTION IS BASED ON A FIELD SURVEY MADE BY A & E SURVEYING ON OCTOBER 2, 2003. SEE THE PLAT ATTACHED.

ALL IRON PINS SET ARE 5/8 INCH BY 30 INCH STEEL ROD WITH PLASTIC IDENTIFICATION CAPS MARKED KNISLEY 7231.

THE RIGHT-OF-WAY WIDTH OF "TOWNSHIP ROAD # 415", IS DETERMINED BY THE MUSKINGUM COUNTY ENGINEER.

STATE OF OHIO
A & E SURVEYING
OFFICE BOX 420
TOWNSHIP OHIO 43783
PHONE (740) 743-2660 FAX 743-2660
WAYNE A. KNISLEY
OHIO REGISTERED SURVEYOR #7231
DATE: OCTOBER 2, 2003
NOT RECORDED

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY W.A. Knisley

10-21-2003

