

25-30-03-19-002
1055 NORTH HOPEWELL RD

DEED DESCRIPTION
1.12 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 THE "REFERENCE BEGINNING", N 2° 10' 49" E 196.62 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 AND BY THE PROPERTY OF JAMES R. AND DEBORAH J. COOPER OF DEED VOLUME 1089, PAGE 247, ALL OF THE MUSKINGUM COUNTY RECORDER]

THENCE, **LEAVING** "COOPER" PROPERTY, "TOWNSHIP ROAD # 415" AND THE "EAST LINE OF FARM LOT #20, N 87° 16' 07" W 319.02 FEET" TO AN IRON PIN SET, **PASSING** AN IRON PIN SET AT 30.00 FEET;

THENCE N 8° 38' 12" E 139.75 FEET TO AN IRON PIN SET;

THENCE, N 85° 57' 26" E 305.09 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 280.64 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 1.12 ACRE PARCEL.

THE PARCEL AS DESCRIBED CONTAINS 1.12 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.

OFFICE SURVEYING
NOT RECORDED
P.O. BOX 420
SANDUSKY, OHIO 44873
PHONE (746) 743-2660 FAX 743-2660
WAYNE A. KNISLEY
OHIO REGISTERED SURVEYOR #7231
DATE: OCTOBER 2, 2003

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY MSAB
10-21-2003

PLAT - OF - SURVEY

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. AUDITORS PARCEL # 25-25-30-03-19-000(PART)

BASIS - OF - BEARINGS

ALL BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF FARM LOT #20 AS BEING S 2° 10' 49" W ie. ALL BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

PERTINENT DOCUMENTS AND SOURCES OF DATA USED:

- 1 - DEED REFERENCES AS SHOWN.
- 2 - HOPEWELL TOWNSHIP TAX MAPS.
- 3 - U.S.G.S. MAP{GRATIOT QUAD.}
- 4 - VARIOUS SURVEY RECORDS FOUND IN THE OFFICE OF THE MUSKINGUM COUNTY ENGINEER, ZANESVILLE, OHIO.

KENNETH R. & GLORIA JEAN OSBORN
D.V. 513, PAGE 1079

DANIEL P. STOTTSBERRY
D.V. 1005, PAGE 595
AUDITORS PARCEL # 25-25-30-03-19-000

SURVEY FOR:

DAN STOTTSBERRY

NOTES:

- 1 - THIS PROPERTY IS SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.
- 2 - THIS PLAT IS A DERIVATIVE OF A FIELD SURVEY MADE BY A & E SURVEYING AS OF THE DATE SHOWN.
- 3 - ALL DISTANCES ARE MEASURED UNLESS OTHERWISE SHOWN.

DANIEL P. STOTTSBERRY
D.V. 1005, PAGE 595
AUDITORS PARCEL # 25-25-30-03-19-000

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY *[Signature]*

10-21-2003

JOB # S2003G

A & E SURVEYING
P.O. BOX 420
SOMERSET, OHIO 43783
PH: (740) 743-2201 FAX: 743-2660
WAYNE A. KNISLEY
OHIO B.S. # 7231
DATE: OCTOBER 2, 2003

TOWNSHIP ROAD # 415
{a.k.a. NORTH HOPEWELL ROAD}
{ASPHALT SURFACED}

Reference Beginning
S/E CORNER OF
FARM LOT # 20

FARM LOT #20
FARM LOT #19

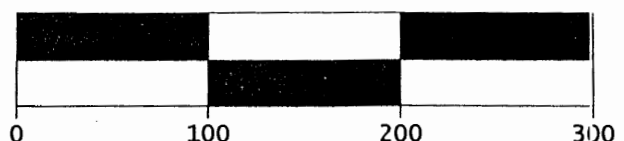
AXLE Fd.
19.78' OFFSET

FARM LOT #11
FARM LOT #12

LEGEND

- ⊕ IRON PIN SET=5/8" x 30" STEEL ROD WITH PLASTIC ID. CAP LABELED KNISLEY 7231
- IRON PIN FOUND
- RAILROAD SPIKE SET
- POINT{nothing set}

GRAPHIC SCALE
1" inch = 100' feet



PARCEL #1
1.02 Acres

PARCEL #2
1.18 Acres

PARCEL #3
1.12 Acres

EAST LINE OF
FARM LOT #20

JAMES R. & DEBORAH J.
COOPER
D.V. 754, PAGE 313

P. P. O. B.
1.18 ACRE

EAST LINE OF
FARM LOT #20

P. P. O. B.
1.12 ACRE

TIMOTHY & JERILYN PERRY
D.V. 1076, PAGE 396
PARCEL # 25-30-03-22-000

JAMES R. & DEBORAH J. COOPER
D.V. 1089, PAGE 247
PARCEL # 25-25-30-03-21-001