

DEED DESCRIPTION
1.535 ACRES { split }
CECIL N. HOFFMAN PROPERTY [part]
AUDITOR'S PARCEL #25-40-41-37-000 [part]

BEING A PART OF LOT 12 OF QUARTER TOWNSHIP 3, TOWNSHIP 1 NORTH, RANGE 9 WEST, UNITED STATES MILITARY DISTRICT, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO [ALSO BEING A PART OF AN ORIGINAL 9.10 + - ACRES TRACT SHOWN AS THE FIRST TRACT OF THE PROPERTY OF **CECIL N. HOFFMAN** OF OFFICIAL RECORD BOOK 2122, PAGE 563 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 NORTHWEST CORNER OF LOT 12 [ALSO BEING A COMMON CORNER WITH LOT 11, LOT 19 AND LOT 20];

THENCE, **LEAVING** "TOWNSHIP ROAD #415", **S 89° 50' 52" E 460.84 FEET**, IN THE NORTH LINE OF "LOT 12" and IN THE NORTH BOUNDARY OF AN EXISTING, 50' FEET WIDE, ACCESS ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 2122, PAGE 566 AND OFFICIAL RECORD BOOK 1970, PAGE 505, TO AN IRON PIN SET MARKING THE NORTHEAST CORNER OF THE PROPERTY OF GORDON D. METHENEY, Jr. and PAMELA L. METHENEY OF OFFICIAL RECORD BOOK 1970, PAGE 505 AND IN THE SOUTH BOUNDARY OF THE PROPERTY OF CHRISTOPHER J. and HEIDI J. COOPER OF OFFICIAL RECORD BOOK 2084, PAGE 906 AND BEING THE **PRINCIPAL PLACE OF BEGINNING** OF THIS "1.535 ACRES PARCEL" TO BE DESCRIBED, **PASSING** AN EXISTING AXLE { a record monument } AT 20.00 FEET;

THENCE, FROM THE "**PRINCIPAL PLACE OF BEGINNING**", LEAVING SAID "METHENEY" PROPERTY, **S 89° 50' 52" E 227.64 FEET**, IN THE NORTH LINE OF LOT 12 AND IN THE SOUTH BOUNDARY OF THE AFORESAID "COOPER" PROPERTY, TO AN IRON PIN SET IN THE NORTHWEST CORNER OF A 16.74 + - ACRES TRACT OF THE AFORESAID "CECIL N. HOFFMAN" PROPERTY OF OFFICIAL RECORD BOOK 2122, PAGE 567 { SAID IRON PIN SET BEARS N 89° 50' 52" W 1972.91 FROM AN EXISTING IRON PIN MARKING THE NORTHEAST CORNER OF "LOT12" };

THENCE, **LEAVING** THE NORTH LINE OF LOT 12 AND THE AFORESAID "COOPER" PROPERTY, **S 0° 43' 49" W 297.70 FEET**, IN THE WEST BOUNDARY OF THE AFORESAID "HOFFMAN 16.74 + - ACRE TRACT" TO AN EXISTING IRON PIN {WITH A PLASTIC IDENTIFICATION CAP MARKED "DANIELS 5410"}. SAID EXISTING IRON PIN BEARS N 0° 43' 49" E 310.15 FEET FROM AN EXISTING AXLE MARKING THE SOUTHEAST CORNER OF THE AFORESAID "HOFFMAN", "ORIGINAL", "9.10 + - ACRES TRACT";

THENCE, **LEAVING** "HOFFMAN" "16.74 + - ACRE TRACT", **N 89° 56' 20" W 205.67 FEET** TO AN EXISTING IRON PIN {WITH A PLASTIC IDENTIFICATION CAP MARKED "DANIELS 5410"};

THENCE **N 13° 01' 11" W 94.08 FEET** TO A MAG NAIL SET IN CONCRETE MARKING THE SOUTHEAST CORNER OF THE AFORESAID "GORDON D. METHENEY, Jr. and PAMELA L. METHENEY" PROPERTY;

THENCE **N 0° 50' 20" E 206.42 FEET**, IN THE EAST BOUNDARY OF SAID "METHENEY" PROPERTY, TO A "IRON PIN SET" AND THE "**PRINCIPAL PLACE OF BEGINNING**" OF THIS "1.535 ACRES PARCEL".

THE PARCEL AS DESCRIBED CONTAINS **1.535 ACRES**, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, ALL RESTRICTIONS AND ALL EASEMENTS OF RECORD.

THE ABOVE DESCRIBED "1.535 ACRES PARCEL" IS SUBJECT TO THE ENJOYMENT OF AN EXISTING, 50.00 FEET WIDE, ACCESS ROAD or RIGHT OF WAY FROM THE CENTERLINE OF "TOWNSHIP ROAD # 415", A.K.A. "NORTH HOPEWELL ROAD", THENCE EASTERLY THROUGH THE PROPERTIES, RESPECTIVELY, OF CECIL N. HOFFMAN { A 0.28 + - ACRE TRACT } OF OFFICIAL RECORD BOOK 2122, PAGE 566 AND THROUGH THE PROPERTY OF "GORDON D. METHENEY, Jr. and PAMELA L. METHENEY" { A 1.0 + - ACRE TRACT } OF OFFICIAL RECORD BOOK 1970, PAGE 505 TO THE WEST BOUNDARY OF THE { SUBJECT } ABOVE DESCRIBED "1.535 ACRE PARCEL".

AN EXTENSION OF THE ABOVE DESCRIBED, 50' FEET WIDE, ACCESS ROAD or RIGHT OF WAY, WAS GRANTED ON DECEMBER 10, 2014, BY THE MUSKINGUM COUNTY PLANNING COMMISSION AND IS DESCRIBED AS FOLLOWS:

ACCESS ROAD or RIGHT OF WAY { EXTENSION }
50.00 FEET WIDE

CECIL N. HOFFMAN PROPERTY [part]
AUDITOR'S PARCEL #25-40-41-37-000 [part]

BEING A PART OF LOT 12 OF QUARTER TOWNSHIP 3, TOWNSHIP 1 NORTH, RANGE 9 WEST, UNITED STATES MILITARY DISTRICT, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO [ALSO BEING A ACCESS ROAD or RIGHT OF WAY { "Extension } THROUGH A PORTION OF THE PROPERTY OF **CECIL N. HOFFMAN** OF OFFICIAL RECORD BOOK 2122, PAGE 563 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 NORTHWEST CORNER OF LOT 12 [ALSO BEING A COMMON CORNER WITH LOT 11, LOT 19 AND LOT 20];

THENCE, **LEAVING "TOWNSHIP ROAD #415", S 89° 50' 52" E 460.84 FEET**, IN THE NORTH LINE OF LOT 12, TO AN IRON PIN SET IN THE NORTHWEST CORNER OF THE ABOVE DESCRIBED "**1.535 ACRE PARCEL**" AND **THE PRINCIPAL PLACE OF BEGINNING** OF THIS, 50.00' FEET WIDE, RIGHT OF WAY { extension } TO BE DESCRIBED, **PASSING AN EXISTING AXLE AT 20.00 FEET**.

[THE BOUNDARIES OF THE "RIGHT OF WAY" { extension } TO BE DESCRIBED WILL BE 50.00 FEET RIGHT OF AND PERPENDICULAR TO THE FOLLOWING COURSE:

COURSE # 1 = THENCE, FROM "**THE PRINCIPAL PLACE OF BEGINNING**", **S 89° 50' 52" E 227.64 FEET**, IN THE NORTH LINE OF "LOT 12" AND IN THE SOUTH BOUNDARY OF THE PROPERTY OF **CHRISTOPHER J. and HEIDI J. COOPER** OF OFFICIAL RECORD BOOK 2084, PAGE 906, TO AN IRON PIN SET AND THE **TERMINUS** OF THIS, PROPOSED, "RIGHT OF WAY EXTENSION". SAID "**TERMINUS POINT**" BEARS N 89° 50' 52" W 1972.91 FEET FROM AN EXISTING IRON PIN MARKING THE NORTHEAST CORNER OF "LOT 12".

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NORTH LINE OF LOT 12 AS BEING **S 89° 50' 52" 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 OR UNDER THE DIRECT SUPERVISION OF WAYNE A. KNISLEY, OHIO P.S. # 7231, ON DECEMBER 1, 2014. **SEE THE PLAT ATTACHED**.

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

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

ds/16 _____
Date Fee Paid

A & E
P.O. BOX 420
SOMERSET, OHIO 43783
PHONE: (740) 743-2201 FAX: 743-2498 CELL: (740) 605-0002

DESCRIPTION
ADDED
1/23/2015

STATE OF OHIO
WAYNE A. KNISLEY
OHIO REGISTERED SURVEYOR #7231
DATE: JANUARY 23, 2014

OFFICE COPY
NOT RECORDED

PLAT OF SURVEY

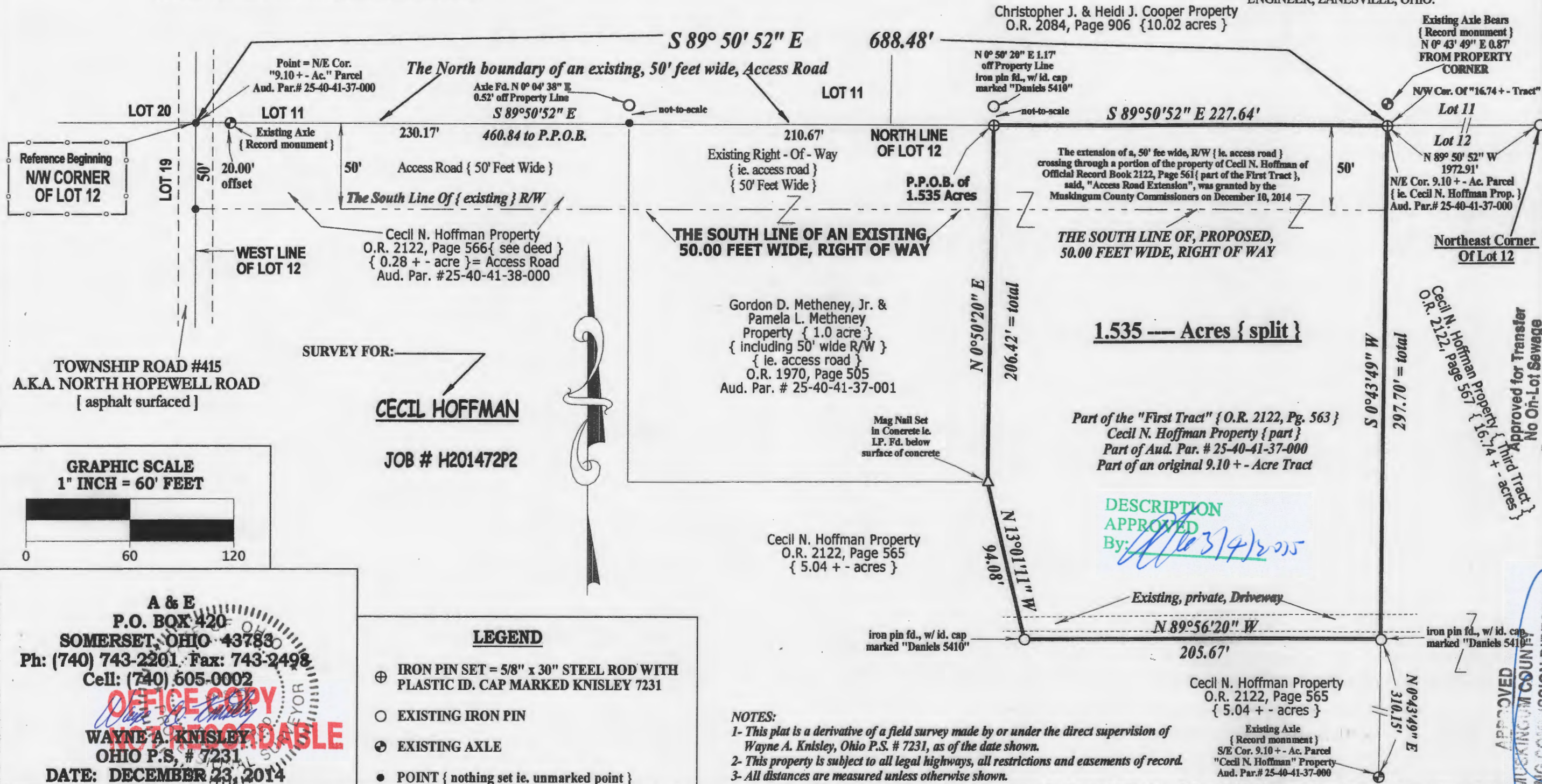
BEING A PART OF LOT 12 OF QUARTER TOWNSHIP 3, TOWNSHIP 1 NORTH, RANGE 9 WEST, U. S. MILITARY DISTRICT, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO. ALSO BEING A PART OF AN ORIGINAL "9.10 +- ACRE TRACT" SHOWN AS THE "FIRST TRACT" OF THE PROPERTY OF CECIL N. HOFFMAN OF OFFICIAL RECORD BOOK 2122, PAGE 563 OF THE MUSKINGUM COUNTY RECORDER. THE "1.535 ACRE { split } PARCEL" SHOWN HEREON IS A PART OF AUDITOR'S PARCEL #25-40-41-37-000.

BASIS OF BEARINGS

ALL BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LOT 12 AS BEING S 89° 55' 22" E i.e. ALL BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

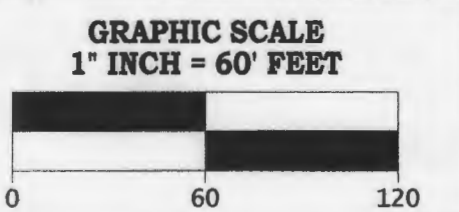
PERTINENT DOCUMENTS AND SOURCES OF DATA USED:

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



Reference Beginning
NW CORNER
OF LOT 12

TOWNSHIP ROAD #415
A.K.A. NORTH HOPEWELL ROAD
[asphalt surfaced]



SURVEY FOR:
CECIL HOFFMAN
JOB # H201472P2

- LEGEND**
- ⊕ IRON PIN SET = 5/8" x 30" STEEL ROD WITH PLASTIC ID. CAP MARKED KNISLEY 7231
 - EXISTING IRON PIN
 - ⊙ EXISTING AXLE
 - POINT { nothing set i.e. unmarked point }

NOTES:

- 1- This plat is a derivative of a field survey made by or under the direct supervision of Wayne A. Knisley, Ohio P.S. # 7231, as of the date shown.
- 2- This property is subject to all legal highways, all restrictions and easements of record.
- 3- All distances are measured unless otherwise shown.

A & E
P.O. BOX 420
SOMERSET, OHIO 43783
Ph: (740) 743-2201 Fax: 743-2498
Cell: (740) 605-0002

OFFICE COPY
NOT RECORDED

WAYNE A. KNISLEY
OHIO P.S. # 7231
DATE: DECEMBER 23, 2014

Cecil N. Hoffman Property { 16.74 +- acres }
O.R. 2122, Page 567

Approved for Transfer
No On-Lot Sewage
Zanesville-Muskingum Co.
Health Department

Date: 3/5/15

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date: 3/5/15

Fee Paid