

## Tract 1

Situated in the Southeast Quarter of Section 9, Township 18 North, Range 15 West, of the Congress Lands East of the Scioto River, in Hopewell Township, Muskingum County, Ohio [and being part of the property conveyed to Sherry Filkill as Parcel 1 of a deed recorded in Deed Book 1133, page 195 and by Official Record Book 2186, page 67 (Aud. Par. #25-25-80-09-25-000, part)] and being further bounded and described as follows:

Beginning for a point of reference at a  $\frac{5}{8}$  inch rebar found at the Southeast corner of the aforementioned Section 9;

thence North  $89^{\circ} 32' 32''$  West, along the south line of said Section 9 and along the north line of a tract conveyed to John S. Totten & Christy J. Totten by a deed recorded in Deed Book 890, page 120, a distance of 309.39 feet to an iron pin set, **said point being the true place of beginning of this tract;**

thence North  $89^{\circ} 32' 32''$  West, along the south line of said Section 9 and along the north line of said Totten tract and passing an iron pin set at a distance of 458.72 feet, a total distance of 840.43 feet to a  $\frac{3}{4}$  inch pipe found;

thence North  $09^{\circ} 43' 48''$  East, along the east line of a tract conveyed to Ronald E. Keller & Kitty L. Keller by a deed recorded in Official Record Book 2082, page 351 and passing an iron pin set at a distance of 1115.40 feet, a total distance of 1130.40 feet to a point in the center of Asbury Chapel Road, said point being South  $09^{\circ} 43' 48''$  West, a distance of 51.37 feet from a  $\frac{5}{8}$  inch rebar found;

thence the following five (5) courses along the center of Asbury Chapel Road:

- 1) South  $60^{\circ} 31' 36''$  East, a distance of 117.90 feet to a point;
- 2) with a curve to the right having a radius of 477.47 feet; a chord bearing and distance of South  $49^{\circ} 55' 37''$  East 175.66 feet; a tangent distance of 89.35 feet; and a central angle of  $21^{\circ} 11' 57''$ , an arc distance of 176.66 to a point;
- 3) South  $39^{\circ} 19' 39''$  East, a distance of 119.71 feet to a point;
- 4) South  $43^{\circ} 45' 07''$  East, a distance of 270.27 feet to a point;
- 5) with a curve to the left having a radius of 1041.74 feet; a chord bearing and distance of South  $46^{\circ} 24' 38''$  East 96.64 feet; a tangent distance of 48.37

feet; and a central angle of 05° 19' 02"; an arc distance of 96.67 feet to a point;

thence South 21° 06' 28" West, through the aforementioned Filkill tract and passing an iron pin set at 20.00 feet, a total distance of 162.06 feet to an iron pin set;

thence South 64° 41' 18" East, continuing through said Filkill tract, a distance of 50.00 feet to an iron pin set at the southwest corner of a tract conveyed to Cathy Joann Creech by a deed recorded in Official Record Book 2206, page 491;

thence continuing South 64° 41' 18" East, along the south line of said Creech tract, a distance of 175.56 feet to an iron pin set;

thence South 10° 44' 57" West, along the west line of a tract conveyed to Asbury Cemetery by a deed recorded in Deed Book 83, page 229, a distance of 353.90 feet to the place of beginning.

Containing 14.8423 acres, subject to all legal road right of way and any valid and existing easements, restrictions, leases or other conditions of record.

The bearings used in this description are based on the bearings in the deed to Ronald E. and Kitty L. Keller as recorded in Official Record Book 2082, page 351. Pertinent documents used for this survey are all deeds mentioned; tax map; two (2) survey plats prepared by R.L. Daniels, Reg. Surv. #5410 – one (1) for Maurice & Lois Joan Fauley dated 06-09-89 and one (1) for John & Cristy Totten dated 04-25-83; a survey plat prepared by Stephen M. Bowman, Reg. Surv. #7135, for Roger Taggart dated 01-04-94; a survey plat prepared by W.J. Biedenbach, Reg. Surv. #5718, for Richard & Lorretta King dated 05-28-08; and a survey plat prepared by Harold W. Hitchens, Jr., Reg. Surv. #6751, for Adam Keller dated 10-07-10. All iron pins described as set are 5/8 inch diameter, 30 inches long solid reinforcing bars with plastic identification caps. All mention of Deed Books and Official Record Books refer to records on file in the Muskingum County Recorder's Office.

This description was prepared by Harold W. Hitchens, Jr., Reg. Surv. #6751, from an actual field survey made under my supervision during June of 2013.

**OFFICE COPY**  
**NOT RECORDABLE**  
Harold W. Hitchens, Jr., Reg. Surv. #6751  
July 1, 2013

Job #4569-05-13

DESCRIPTION  
APPROVED  
By: *[Signature]* 7/1/2013



**APPROVED**  
**MUSKINGUM COUNTY**  
**PLANNING COMMISSION DIRECTOR**  
*[Signature]*

8/1/13  
Date Fee Paid

# Boundary Survey for

## Adam Keller

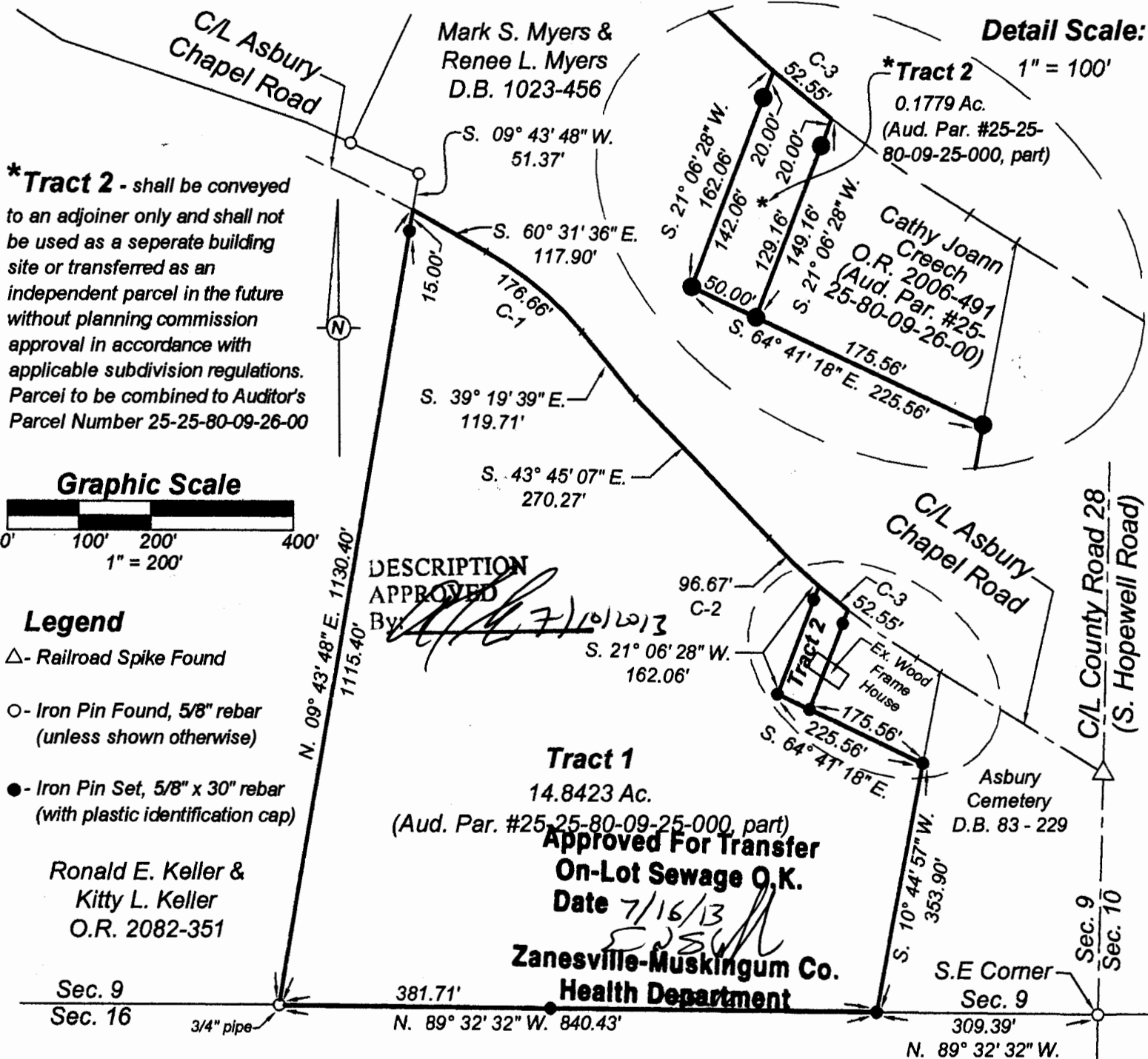
APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

Situated in the S.E. Qtr. of Sec. 9, T18N, R15W, Congress Land East of the Scioto River  
Hopewell Township, Muskingum County, Ohio. Fee Paid

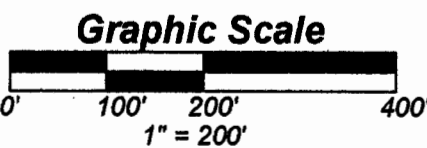
Being all of the property conveyed to Sherry Filkill as Parcel 1 of a deed recorded in  
Deed Book 1133, pg. 195 and by Official Record Book 2186, pg. 670  
(Aud. Par. # 25-25-80-09-25-000, all)

### Pertinent Documents

Pertinent documents used for this survey are all deeds shown; tax map; two (2) survey plats prepared by R.L. Daniels, Reg. Surv. #5410 - one (1) for Maurice & Lois Joan Fauley dated 06-09-89 and one (1) for John & Cristy Totten dated 04-25-83; a survey plat prepared by Stephen M. Bowman, Reg. Surv. #7135, for Roger Taggart dated 01-04-94; a survey plat prepared by W.J. Biedenbach, Reg. Surv. # 5718, for Richard & Lorretta King dated 05-28-08; and a survey plat prepared by Harold W. Hitchens, Jr., Reg. Surv. #6751, for Adam Keller dated 10-07-10.



**\*Tract 2** - shall be conveyed to an adjoiner only and shall not be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations. Parcel to be combined to Auditor's Parcel Number 25-25-80-09-26-00



- Legend**
- △ - Railroad Spike Found
  - - Iron Pin Found, 5/8" rebar (unless shown otherwise)
  - - Iron Pin Set, 5/8" x 30" rebar (with plastic identification cap)

Ronald E. Keller & Kitty L. Keller  
O.R. 2082-351

**Bearing Reference**  
The bearings shown on this plat are based on the bearings in the deed to Ronald E. and Kitty L. Keller as recorded in O.R. 2082, pg. 351.

**Certification**  
I hereby certify this plat to be true and accurate based on an actual field survey made under my supervision on July 1, 2013.

OFFICE COPY NOT RECORDABLE

Harold W. Hitchens, Jr., Reg. Surv. #6751  
July 1, 2013

Job #4569-05-13

STATE OF OHIO  
HAROLD W. HITCHENS, JR.  
S-6751  
REGISTERED PROFESSIONAL SURVEYOR

**HITCHENS & ASSOCIATES**  
Civil Engineers & Surveyors

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