

25-80-09-25-001

## Tract 2

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;

thence North  $10^{\circ} 44' 57''$  East, along the east 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 an iron pin set;

thence North  $64^{\circ} 41' 18''$  West, along the south line of a tract conveyed to Cathy Joann Creech by a deed recorded in Official Record 2006, page 491, a distance of 175.56 feet to an iron pin set, **said point being the true place of beginning of this tract;**

thence continuing North  $64^{\circ} 41' 18''$  West, through the aforementioned Filkill tract, a distance of 50.00 feet to an iron pin set;

thence North  $21^{\circ} 06' 28''$  East, continuing through said Filkill tract and passing an iron pin set at 142.06 feet, a total distance of 162.06 feet to a point in the center of Asbury Chapel Road;

thence with a curve to left having a radius of 1041.74 feet; a chord bearing and distance of South  $50^{\circ} 30' 52''$  East 52.54 feet; a tangent distance of 26.28 feet; and a central angle of  $02^{\circ} 53' 25''$ , an arc distance of 52.55 feet along the center of Asbury Chapel Road to a point;

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thence South 21° 06' 28" West, along the west line of the aforementioned Creech tract, and passing an iron pin set at a distance of 20.00 feet, a total distance of 149.16 feet to the place of beginning.

Containing 0.1779 acres, subject to all legal road right of way and any valid and existing easements, restrictions, leases or other conditions of record. This tract 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."

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 #4569-0513



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

**APPROVED**  
**MUSKINGUM COUNTY**  
**PLANNING COMMISSION DIRECTOR**

8.1.13  
Date Fee Paid

25-80-09-25-001 B  
**Boundary Survey**  
 for

**APPROVED**  
**MUSKINGUM COUNTY**  
**PLANNING COMMISSION DIRECTOR**

**Adam Keller**

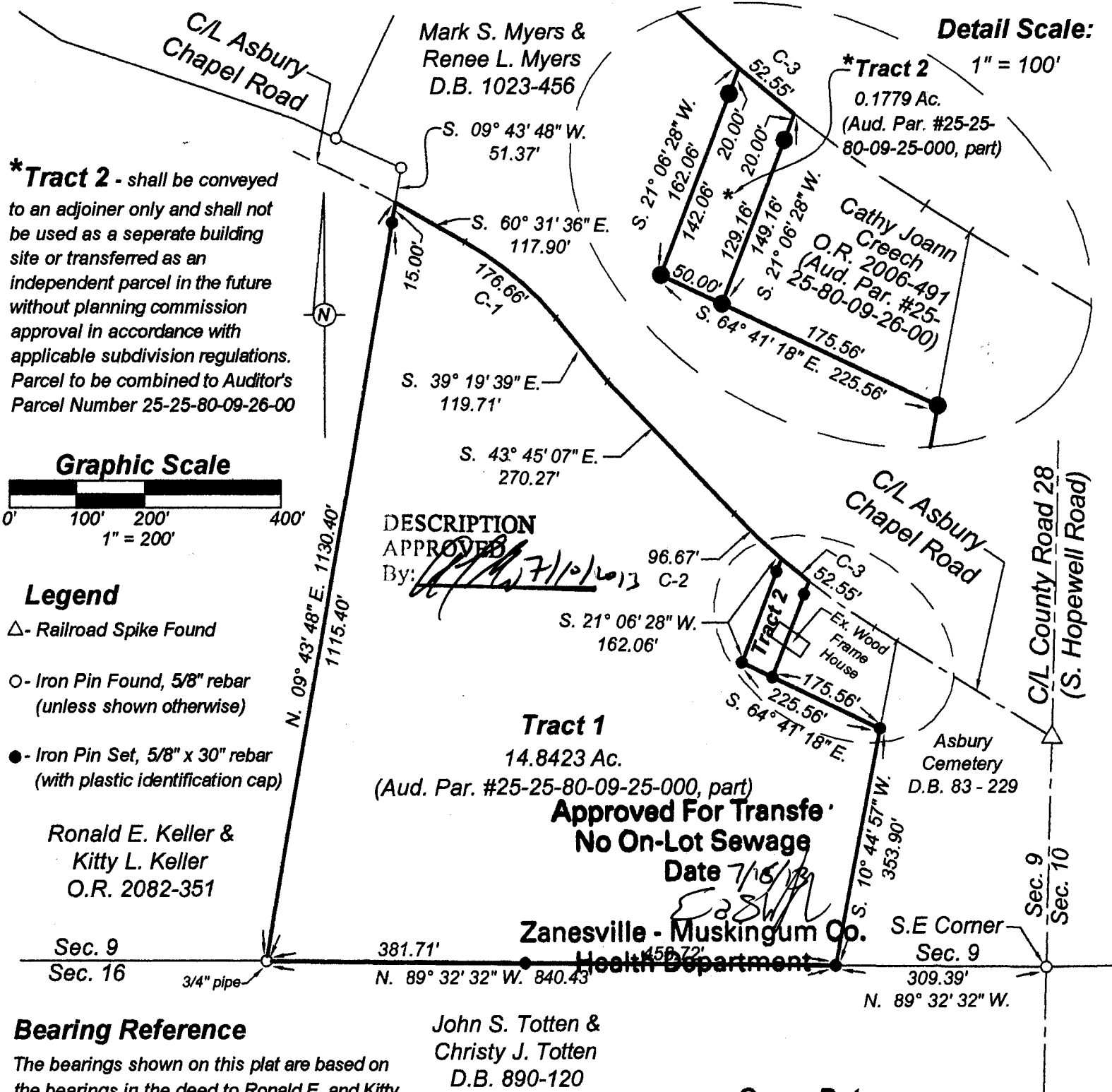
Date 8/1/13 Fee Paid \_\_\_\_\_

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

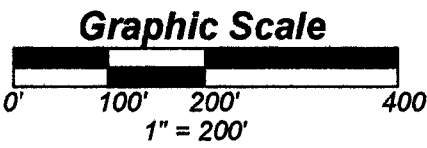
Being all of the property conveyed to Sherry Filkill as Parcel 1 of a deed recorded in Deed Book 1133, pg. 195 and by Official Record Book 2186, pg. 670 (Aud. Par. # 25-25-80-09-25-000, all)

**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 & Loretta 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.

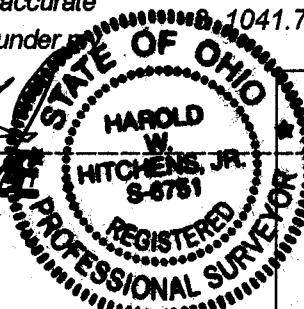
**Certification**  
 I hereby certify this plat to be true and accurate based on an actual field survey made under my supervision during June of 2013.

John S. Totten &  
 Christy J. Totten  
 D.B. 890-120

**Curve Data**

**OFFICE COPY**  
**NOT RECORDABLE**  
 Harold W. Hitchens, Jr.  
 July 1, 2013

Job #4569-05-13



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