

## Incidental Property Split to Adjoiner

Situated in the State of Ohio, County of Muskingum, Township of Muskingum, Quarter Township 3, Military Lot No. 7, and being part of Lot No. 1, of Plowshare Acres Subdivision, Plat Book 12, Page 62, and 63, and part of Military Lot 14, United States Military Lands, and being part of the lands presently owned by Mark D. and Christy Weaver(DR 1094-244), and being more particularly described as follows:

Beginning for reference at an iron pin found at the Northwest corner of Lot 1 of Plowshare Acres Subdivision as the same is designated and delineated in Muskingum County Plat Book 12, Page 62, and 63;

Thence along the west line of Lot 1 and said subdivision, South 00 degrees 03 minutes 00 seconds East 577.37 feet to an iron pin set, passing an iron pin set at 520.92 feet, and the principal place of beginning;

Thence through Lot 1 of Plowshare Acres Subdivision, South 79 degrees 15 minutes 19 seconds East for a distance of 7.20 feet to an iron pin set on the right of way of Welsh Road(Twp. Rd.471);

Thence along a curve to the left having a radius of 176.98 feet and an arc length of 12.97 feet, being subtended by a chord of South 32 degrees 59 minutes 12 seconds West for a distance of 12.97 feet to a point on the east line of said Weaver lands;

Thence along said east line, South 00 degrees 03 minutes 00 seconds East for a distance of 37.78 feet to a point in said Welsh Road;

Thence leaving said road and along the North line of lands presently owned by V. A. and S. L. Untied(OR 1938-470), South 89 degrees 11 minutes 05 seconds West for a distance of 25.53 feet to an iron pin found;

Thence along the north line of a tract of land presently owned by Mark D. and Christy Weaver(DR 1125-762), South 89 degrees 11 minutes 05 seconds West for a distance of 416.53 feet to an iron pin set;

Thence through the lands presently owned by Mark D. and Christy Weaver(DR 1094-244), the following three courses:

- 1.) North 78 degrees 11 minutes 01 seconds East for a distance of 98.55 feet to an iron pin set;
- 2.) North 83 degrees 34 minutes 15 seconds East for a distance of 318.87 feet to an iron pin set;
- 3.) North 89 degrees 11 minutes 40 seconds East for a distance of 28.65 feet to the principal place of beginning, containing 0.305 acres more or less, subject to all legal right of ways and applicable easements, written or implied.

Note: The intent of the two following easements is to grant

both parties the right to use the same driveway entrance.

Appended to the above described tract is a twenty(20) feet wide ingress and egress easement, being ten(10) feet on each side of the centerline of an existing gravel drive described as follows:

Beginning for reference at an iron pin found at the Northwest corner of Lot 1 of Plowshare Acres Subdivision as the same is designated and delineated in Muskingum County Plat Book 12, Page 62, and 63;

Thence along the west line of Lot 1 and said subdivision, South 00 degrees 03 minutes 00 seconds East 577.37 feet to an iron pin set, passing an iron pin set at 520.92 feet;

Thence through Lot 1 of Plowshare Acres Subdivision, and along the centerline of said gravel drive, South 58 degrees 26 minutes 45 seconds East for a distance of 6.59 feet to a point on the right of way of Welsh Road(Twp. Rd.471), and the principal place of beginning;

Thence along said centerline of gravel drive the following five courses:

- 1.) North 58 degrees 26 minutes 45 seconds West, 6.59 feet to an iron pin set;
- 2.) South 89 degrees 11 minutes 40 seconds West, 28.65 feet to an iron pin set;
- 3.) South 63 degrees 02 minutes 28 seconds West, 139.10 feet to a point;
- 4.) South 80 degrees 11 minutes 32 seconds West, 143.25 feet to a point;
- 5.) South 73 degrees 54 minutes 06 seconds West, 86.34 feet to a point on the north line of said Weaver lands(DR 1125-762), and the terminus of said easement.

The above described tract is subject to a twenty (20) feet wide ingress, egress, easement being 10 feet on each side of the existing gravel centerline, retained by the above grantor, and being more particularly described as follows:

Beginning for reference at an iron pin found at the Northwest corner of Lot 1 of Plowshare Acres Subdivision as the same is designated and delineated in Muskingum County Plat Book 12, Page 62, and 63;

Thence along the west line of Lot 1 and said subdivision, South 00 degrees 03 minutes 00 seconds East 577.37 feet to an iron pin set, passing an iron pin set at 520.92 feet;

Thence through Lot 1 of Plowshare Acres Subdivision, and along the centerline of said gravel drive, South 58 degrees 26 minutes 45 seconds East for a distance of 6.59 feet to a point on the right of way of Welsh Road(Twp. Rd.471), and the principal place of beginning;

Thence along said centerline of gravel drive the following five courses:

- 1.) North 58 degrees 26 minutes 45 seconds West, 6.59 feet to an iron pin set;
- 2.) South 89 degrees 11 minutes 40 seconds West, 28.65 feet to an iron pin set;
- 3.) South 63 degrees 02 minutes 28 seconds West, 139.10 feet to a point and the terminus of said easement;

Iron pins set are 5/8 inch diameter by 30 inch long rebar with plastic identification caps.

Bearings are based on the west line of Lot No. 1 of Plowshare Acres Subdivision, as being South 00 degrees 03 minutes 00 seconds East.

This description is written based on a survey completed July 05, 2005 by Jack D. Newcome, Reg. No. 7321.

**OFFICE COPY  
NOT RECORDABLE**

Jack D. Newcome  
Reg. No. 7321

7-13-05

Date

**PARCEL NO.:**

Part of: 44-44-14-02-02-000 +-0.001 Acres  
Part of: 44-44-14-02-22-006 +-0.304 Acres



APPROVED FOR CLOSURE

A.G. Schmitt  
7-13-2005 RM

EXEMPT FROM  
PLANNING COMMISSION

R. B. L.  
7-13-2005

**SITUATED IN:**

State of Ohio, County of Muskingum, Township of Muskingum, Quarter Township 3, Military Lot No. 7, and being part of Lot No. 1, of Plowshare Acres Subdivision, Plat Book 12, Page 62 and 63, United States Military Lands.

**BASIS OF BEARINGS**

Bearings are based on the west line of Lot No. 1, of Plowshare Acres Subdivision, as being South 00 degrees 03 minutes 00 seconds East.

**PARCEL NO.**

Part of: 44-44-14-02-22-000 +- 0.304 Acres  
Part of: 44-44-14-02-02-000 +- 0.001 Acres

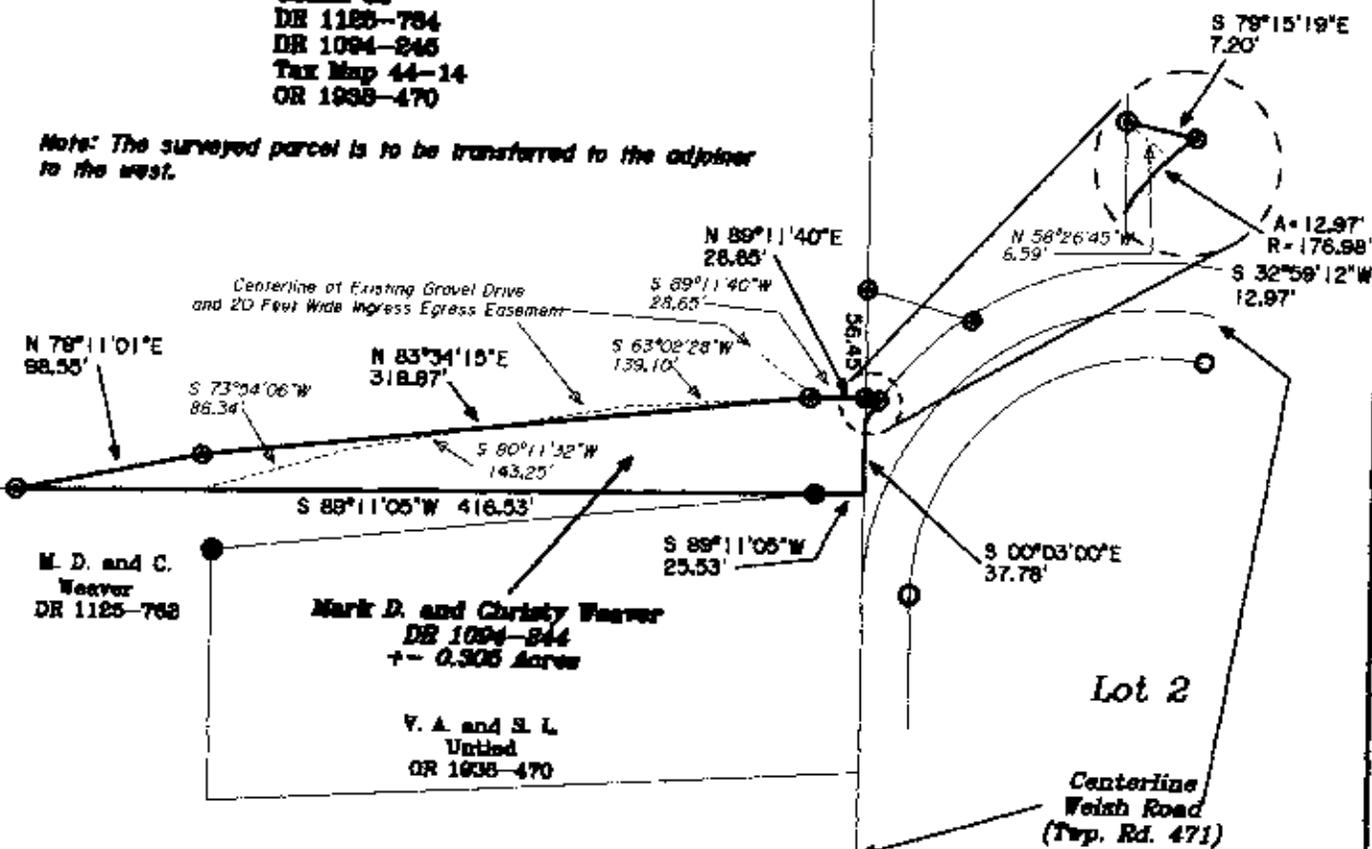
**REFERENCES**

Pl. Bk. 12, Pg. 62 and 63  
DR 1125-764  
DR 1094-246  
Tax Map 44-14  
OR 1938-470

M. D. and C. Weaver  
DR 1094-244

M. A. and S. K. Farmer  
OR 1141-848

Note: The surveyed parcel is to be transferred to the adjacent to the west.



**LEGEND**

- ▲ Railroad Spike Set
- Iron Pin Found
- ⊞ Stone Found
- Ache Found
- Iron Pipe Found
- ▲ Railroad Spike Found
- Iron Pin Set, 5/8" rebar
- ⊞ Monument Found

APPROVED FOR CLOSURE

*A. L. SEWAMISTART*  
7-13-2005 PA

EXEMPT FROM PLANNING COMMISSION

*A. L. SEWAMISTART*  
7-13-2005 PA

**OFFICE COPY NOT RECORDABLE**

Reg. Surveyor No. 7821



Newcome Surveying Company  
6516 Ballard Road  
Newport, Ohio  
740-462-6700