

25-16-01-16-003

+/- 12.82 Acres Adjoiner Split of Jinx Thompson's Lands in Hopewell Township

Situated in the State of Ohio, County of Muskingum, Township of Hopewell, Quarter Township 1, and being part of Lot 16, and Lot 17, Township 1, Range 9, United States Military Lands, and being part of the lands presently owned by Jinx A. Thompson, as per Official Record 2790 Page 925, and being more particularly described as follows:

Beginning for reference at an iron pin found at the southwest corner of Lot 16, Township 1, Range 9, United States Military Lands;

Thence along the south line of said Lot 16, and through the lands presently owned by Rex and Cassandra Smith, (OR 2795-516), South 87 degrees 28 minutes 45 seconds East, 1732.55 feet to an iron pin found on a south corner of lands presently owned by Jinx A. Thompson, (OR 2790-925), and the principal place of beginning;

Thence along the west line of said Thompson lands, and the east line of lands presently owned by Rex and Cassandra Smith, (OR 2795-516), North 55 degrees 51 minutes 31 seconds West, 726.47 feet to a point in the centerline of a 60 feet wide Ingress, Egress, and Utility easement, and being on the south line of lands presently owned by Shela M. Colegrove, (OR 2813-54), passing an iron pin found at 672.83 feet;

Thence along the south line of said Colegrove lands, and the centerline of said easement, the following two courses:

- 1.) South 89 degrees 51 minutes 41 seconds East, 62.35 feet to a point from which iron pins were found, North 05 degrees 33 minutes 29 seconds West, 30.15 feet, and South 05 degrees 33 minutes 29 seconds East, 30.15 feet;
- 2.) North 78 degrees 44 minutes 00 seconds East, 587.70 feet to a point on the southwest corner of lands presently owned by Jinx A. Thompson, (OR 2790-925), from which an iron pin found bears North 07 degrees 06 minutes 16 seconds East, 32.48 feet;

Thence continuing along the centerline of said easement, North 74 degrees 37 minutes 33 seconds East, 1016.47 feet to an iron pin set, on the west line of lands presently owned by the U. S. A., (DR 494-235), passing the centerline of Pleasant Valley Road, (Co. Rd. 47) at 981.18 feet;

Thence along the west lines of the U. S. A. the following nine courses:

- 1.) South 31 degrees 30 minutes 59 seconds West, 327.41 feet to a monument found, passing the centerline of Pleasant Valley Road at 92.83 feet;
- 2.) South 61 degrees 06 minutes 34 seconds West, 196.83 feet to an iron pin found;
- 3.) South 89 degrees 19 minutes 41 seconds East, 41.86 feet to a monument found;
- 4.) South 60 degrees 42 minutes 50 seconds West, 36.82 feet to a monument found;
- 5.) South 12 degrees 28 minutes 12 seconds West, 55.67 feet to a monument found;
- 6.) South 86 degrees 30 minutes 05 seconds West, 14.26 feet to a monument found;
- 7.) South 50 degrees 12 minutes 51 seconds West, 106.24 feet to an iron pin found;
- 8.) South 78 degrees 31 minutes 39 seconds West, 118.26 feet to an iron pin found;
- 9.) South 73 degrees 02 minutes 08 seconds East, 219.23 feet to a monument found on a north corner of lands presently owned by George V. Thompson, (OR 2620-879);

Thence along the north lines of said Thompson lands the following two courses:

- 1.) South 85 degrees 03 minutes 53 seconds West, 228.09 feet to an iron pin found;

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2.) South 38 degrees 56 minutes 07 seconds West, 233.80 feet to an iron pin found on the most easterly corner of said Smith lands;

Thence along said Smith lands, North 87 degrees 28 minutes 44 seconds West, 295.83 feet to the principal place of beginning, containing 12.82 acres, more or less, and being part of Auditor's Parcel Numbers 25-16-01-16-000 +- 12.10 Acres, and 25-20-01-23-000 +- 0.72 Acres.

Appended to an subject to the above described tract is a reciprocating sixty feet wide, Ingress, Egress, and Utility Easement, the centerline of said easement being the north lines of the above described tract. For a complete description of said easement, see Official Record 2795-516, or Official Record 2813-54.

Note: The above described tract is not to 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.

Subject to all legal recorded easements and right of ways.

Iron pins set are 5\8 inch rears , 30 inches long, with plastic identification caps.

Bearings are based on the Ohio State Plane Coordinate System, NAD 83, South Zone, Grid North, as per GPS observations.

This description is written based on a field survey completed in Oct. 12, 2018 by Jack D. Newcome, Reg. No. 7321.

OFFICE COPY
NOT RECORDABLE

Jack D. Newcome, Reg. No. 7321

10-12-18

Date

DESCRIPTION

APPROVED

By:

[Signature] 10/12/18

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR



10/22/18

Date

Fee Paid

25-16-01-16-003 JS

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

10/22/18
Date

Fee Paid

SITUATED IN:

State of Ohio, County of Muskingum, Township of Hopewell, Quarter Township 1, and being part of Lot 16, and Lot 17, Township 1, Range 9, United States Military Lands

BASIS OF BEARINGS

Bearings are based on the Ohio State Plane Coordinate System, NAD 83, South Zone, Grid North, as per GPS observations.

REFERENCES

OR 2790-925
OR 2557-812
DR 494-235
Dillon Topo Maps

PARCEL NO.S

Part of: 25-16-01-16-000 +- 12.10 Acres
Part of: 25-20-01-23-000 +- 0.72 Acres
(+- 0.03 Acres in R\W of Co. Rd. 47)

LEGEND

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

Jinx A. Thompson
OR 2790-925

U. S. A.
DR 494-235

Centerline of
Pleasant Valley Road
(Co. Rd. 47) R\W 40'

60 ft. Wide, Ingress,
Egress, and Utility
Easement

Shela M. Colegrove
OR 2813-54

25-16-01-16-000

N 07°08'16"E
32.48'

N 74°37'33"E
981.18'

92.83'
S 31°30'59"W
234.58'
U. S. A.
DR 494-235

S 61°06'34"W
196.83'

U. S. A.
DR 494-235

Not to 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.

George V. Thompson
OR 2620-879

Jinx A. Thompson
OR 2790-925
+- 12.82 Acres

COURSE	BEARING	DISTANCE
L-1	S 89°19'41"E	41.86'
L-2	S 60°42'50"W	36.82'
L-3	S 12°28'12"W	55.67'
L-4	S 86°30'05"W	14.26'
L-5	S 50°12'51"W	106.24'
L-6	S 78°31'39"W	118.26'
L-7	S 73°02'08"E	219.23'

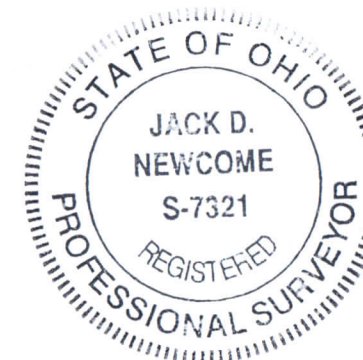
DESCRIPTION
APPROVED
By: *[Signature]*

OFFICE COPY
NOT RECORDABLE

Jack D. Newcome

Date

Reg. Surveyor No. 7321



Newcome Surveying Company
8515 Ballard Road
Nashport, Ohio
740-452-5796

