

Survey Split of Richard C. Johnson Lands in Hopewell Township, Muskingum County

Situated in the State of Ohio, County of Muskingum, Township of Hopewell, and being part of the Southwest Quarter of Section 21, and part of the Southeast Quarter of Section 22, Township 1, Range 9, United States Military Lands, and being part of the lands presently owned by Richard C. Johnson, as per Official Records 2131, Page 147, Tract 1, and 2062, Page 258, and being more particularly described as follows:

Beginning for reference and the principal place of beginning, at an iron pin set at the southeast corner of Section 22, Township 1, Range 9, United States Military Lands;

Thence along the south line of Section 22, North 87 degrees 02 minutes 44 seconds West, 469.33 feet to an iron pin set;

Thence along the east lines of lands presently owned by Bryan M. and Valene A. Mason, (OR 2295-586), the following four courses:

- 1.) North 03 degrees 12 minutes 06 seconds East, 610.67 feet to an iron pipe found;
- 2.) North 85 degrees 32 minutes 31 seconds East, 184.59 feet to an iron pin found;
- 3.) North 20 degrees 43 minutes 09 seconds East, 480.24 feet to an iron pin found;
- 4.) North 80 degrees 52 minutes 00 seconds East, 323.09 feet to an iron pin found;

Thence through the lands presently owned by Richard C. Johnson, (OR 2131-147, Tract 1), South 62 degrees 09 minutes 50 seconds East, 18.79 feet to an iron pin set in the centerline of old Township Road 145;

Thence along the centerline of said Township Road, and the west line of lands presently owned by Chase Johnson, (DR 1002-531), the following the following seven courses:

- 1.) South 23 degrees 16 minutes 25 seconds West, 201.52 feet to an iron pin set;
- 2.) South 13 degrees 14 minutes 35 seconds West, 131.79 feet to an iron pin set;
- 3.) South 01 degrees 30 minutes 48 seconds West, 152.25 feet to an iron pin set;
- 4.) South 09 degrees 23 minutes 16 seconds West, 92.68 feet to an iron pin set;
- 5.) South 05 degrees 39 minutes 03 seconds East, 131.18 feet to a railroad spike set from which a chiseled "X" in a concrete wall, bears South 37 degrees 02 minutes 38 seconds West, 9.95 feet;
- 6.) South 17 degrees 29 minutes 52 seconds East, 299.72 feet to an iron pin set;
- 7.) South 30 degrees 32 minutes 14 seconds East, 213.55 feet to an iron pin set, on the south line of Section 21, and the north line of lands presently owned by James and Elizabeth A. Hansel, (DR 740-31 and DR 690-33);

Thence along the south line of said Section 21, and the north line of said Hansel lands, North 87 degrees 02 minutes 44 seconds West, 337.97 feet to the principal place of beginning, containing 13.13 acres, more or less, and being +-3.96 Acres in Section 21, and +-9.17 Acres in Section 22, and being all of Auditor's Parcel Numbers 25-55-22-24-000, (+-6.15 Acres), and 25-55-22-24-001, (+- 3.84 Acres), and part of Auditor's Parcel Number 25-55-21-65-000, (+- 3.14 Acres). 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 rebars, 30 inches long, with plastic identification caps.

Bearings are based on the Ohio State Plane Coordinate System, NAD 83(2011), South Zone, Grid North, as per GPS observations..

This description is written based on a field survey completed May 7, 2025 by Jack D. Newcome, Reg. No. 7321.

OFFICE COPY
NOT RECORDABLE



5-12-25
Date

DESCRIPTION
APPROVED

By: D.M. Barnhard
5-15-2025

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

5/14/25
DATE



SITUATED IN:
State of Ohio, County of Muskingum, Township of Hopewell,
being part of the Southwest Quarter of Section 21, and
being part of the Southeast Quarter of Section 22,
Township 1, Range 9, United States Military Lands

BASIS OF BEARINGS

Bearings are based on the Ohio State Plane
Coordinate System, NAD 83(2011), South
Zone, Grid North, as per GPS observations
(Note: All distances shown are grid
distances)

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.



OFFICE COPY
Jack D. Newcome 5-17-25
NOT RECORDABLE

Reg. Surveyor No. 7321

0 200 400



Graphic Scale in feet: 1"= 200'

DESCRIPTION

APPROVED

By: *D.M. Barnhard*

5-15-2025

Richard C.
Johnson
OR 2406-141

Parcel #:
25-55-22-26-000

Stone fd. on NW Cor.
Sec. 1, Bolt fd.
S 45°11'15" W
1.08'

Bent/dis. pipe fd.
N 02°57'16" E
5.92'

Pipe fd.
N 02°57'16" E
0.41'

N 87°02'44" W 3918.33' (T)

Newcome Surveying Company
6515 Ballard Road
Nashport, Ohio 43830
740-452-5796

N 85°32'31" E
184.59'

All of Parcel #:
25-55-22-24-001
±3.84 Ac.

±3.02 Ac.

N 03°12'06" E 610.67'

Richard C. Johnson
OR 2131-147: Tract 1,
OR 2062-258
±13.13 Acres

All of Parcel #:
25-55-22-24-000
±6.15 Ac.

±5.36 Ac.

P.O.B. and Iron pin
set on the SE corner
Sec. 22, T-1 R-9.
U.S.M.L.

N 87°02'44" W
469.33'

James M. and
Elizabeth A. Hansel
DR 740-31 and
DR 690-33

I-70 LA R/W Line

N 03°33'18" E
1061.35'

"Harkness"

"Hill"

±0.79 Ac.

±0.83 Ac.

N 03°33'18" E
1570.95'

±0.82 Ac.

C/L of Old Roadbed Twp. Rd. 145
(not maintained)

Section 22
Section 21

Part of Parcel #:
25-55-21-65-000
±3.14 Ac.
±2.31 Ac.

N 87°02'44" W
337.97'

Section 1
T-18 R-15 C.L.E.S.R.

bent/dis.
pipe fd.

St. Rte. 40 R/W Line

Parcel #:
25-55-21-65-000

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DATE
5/14/25

LINE	BEARING	DISTANCE
L1	S 62°09'50" E	18.79'
L2	S 23°16'25" W	201.52'
L3	S 13°14'35" W	131.79'
L4	S 01°30'48" W	152.25'
L5	S 09°23'16" W	92.68'
L6	S 05°39'03" E	131.18'

Parcel #:
25-55-21-64-000

pipe fd. 1/2"

Richard C.
Johnson
OR 2131-147

Chase Johnson
DR 1002-531

Parcel #:
25-55-21-63-000

Pipe fd.
S 02°57'16" W
1.05'

Pipe fd.
S 02°57'16" W
1.24'

SE Cor.,
SW Qtr.,
Sec. 21

Section 6
T-16 R-14 C.L.E.S.R.

S 87°02'44" E 1981.15' (T)

LEGEND

- Iron Pin Set 5/8" rebar
- Iron Pin Found
- Iron Pipe Found 3/4" I.D.
- Stone Found
- ▲ Railroad Spike Set
- X— Fence Line

REFERENCES

—www.mceo.org
—All deed Ref.
shown on this plat