

+- 4.97Acre Remainder Survey of Beagle Hill Holdings LLC

Situated in the State of Ohio, County of Muskingum, Township of Jackson, and being part of the Southwest Quarter of Section 17, and part of the Northwest Quarter of Section 24, Township 3, Range 9, United States Military Lands, and being part of the lands presently owned by Beagle Hill Holdings LLC as per Official record 2470, Page 518, and being more particularly described as follows:

Beginning for reference at a stone found at the southwest corner of Section 17, Township 3, Range 9, United States Military Lands;

Thence South 67 degrees 11 minutes 24 seconds East, 357.36 feet to a point in the centerline of Raiders Road, (Co. Rd. 616), and the southeast corner of lands presently owned by Jordan D. Hurley,(OR 2588-528), and the principal place of beginning;

Thence along the east line of said Hurley lands, North 15 degrees 17 minutes 48 seconds East, 162.96 feet to an iron pin found on the southeast corner of lands presently owned by John M. Hoover,(OR 2253-368), passing an iron pin found at 51.63 feet;

Thence along the east line of said Hoover lands the following four courses:

- 1.) North 30 degrees 58 minutes 52 seconds East, 175.71 feet to an iron pin found;
- 2.) North 47 degrees 11 minutes 07 seconds East, 299.16 feet to an iron pin found;
- 3.) North 42 degrees 16 minutes 20 seconds East, 227.68 feet to an iron pin found;
- 4.) North 42 degrees 14 minutes 57 seconds East, 189.15 feet to an iron pin set;

Thence through the lands presently owned by Beagle Hill Holdings LLC,(OR 2470-518), South 49 degrees 32 minutes 01 seconds East, 58.12 feet to a PK nail set in the centerline of an asphalt drive;

Thence along the approximate centerline of the existing asphalt drive the following three courses:

- 1.) Along a non-tangent curve to the right having a delta angle of 53 degrees 42 minutes 17 seconds, a radius of 65.00 feet, an arc length of 60.93 feet, and a chord which bears South 66 degrees 09 minutes 32 seconds East, 58.72 feet to a PK nail set;
- 2.) South 39 degrees 08 minutes 21 seconds East, 37.21 feet to a PK nail set;
- 3.) South 34 degrees 58 minutes 22 seconds East, 213.03 feet to a point in the centerline of Raiders Road, (Co. Rd. 616), passing a PK nail set at 182.91 feet;

Thence along the centerline of said road the following two courses:

- 1.) South 59 degrees 47 minutes 47 seconds West, 569.40 feet to a point;
- 2.) Along a curve to the left having a delta angle of 9 degrees 23 minutes 22 seconds, a radius of 2864.93 feet, an arc length of 469.50 feet, and a chord which bears South 55 degrees 06 minutes 08 seconds West, 468.98 feet to the principal place of beginning, containing 4.97 acres, more or less, and being part of Auditors Parcel Number 29-40-17-23-002 +- 4.80 Acres, and all of Auditor's Parcel Number 29-80-24-07-001 +- 0.17 Acres.

The above described tract is subject to an Ingress, Egress Easement over the paved portion of an existing asphalt drive as described, and being described as follows:

Situated in the State of Ohio, County of Muskingum, Township of Jackson, and being part of

the Southwest Quarter of Section 17, Township 3, Range 9, United States Military Lands, and being part of the lands presently owned by Beagle Hill Holdings LLC as per Official record 2470, Page 518, and being more particularly described as follows:

Beginning for reference at a stone found at the southwest corner of Section 17, Township 3, Range 9, United States Military Lands;

Thence, (by deed calculations), South 67 degrees 11 minutes 24 seconds East, 357.36 feet to a point in the centerline of Raiders Road, (Co. Rd. 616), and the southwest corner of lands presently owned by Beagle Hill Holdings LLC, (OR 2470-518);

Thence along the centerline of said road, the following two courses:

- 1.) Along a curve to the right, with a delta angle of 9 degrees 23 minutes 22 seconds, an arc length of 469.50 feet, a radius of 2864.93 feet, and a chord which bears North 55 degrees 06 minutes 08 seconds East, 468.98 feet to a point;
- 2.) North 59 degrees 47 minutes 47 seconds East, 538.71 feet to a point and the principal place of beginning;

Thence across an asphalt apron, North 30 degrees 11 minutes 55 seconds West, 23.98 feet to a point on the edge of the asphalt drive;

Thence along the approximate edge of said drive the following three courses:

- 1.) North 5 degrees 09 minutes 05 seconds West, 19.27 feet to a point;
- 2.) North 34 degrees 38 minutes 45 seconds West, 185.61 feet to a point;
- 3.) North 51 degrees 34 minutes 33 seconds West, 64.56 feet to a point;

Thence leaving said edge of drive, North 16 degrees 20 minutes 55 seconds West, 10.27 feet to a PK nail set in the approximate centerline of said drive;

Thence along the approximate centerline of said drive the following three courses:

- 1.) Along a non-tangent curve to the right, with a delta angle of 53 degrees 42 minutes 17 seconds, an arc length of 60.93 feet, a radius of 65.00 feet, and a chord which bears South 66 degrees 09 minutes 32 seconds East, 58.72 feet to a PK nail set;
- 2.) South 39 degrees 08 minutes 21 seconds East, 37.21 feet to a PK nail set;
- 3.) South 34 degrees 58 minutes 22 seconds East, 213.03 feet to a point in the centerline of Raiders Road, passing a PK nail set at 182.91 feet;

Thence along the centerline of said road, South 59 degrees 47 minutes 47 seconds West, 30.69 feet to the principal place of beginning, containing 0.14 acres, more or less.

Appended to the above described 4.97 acre tract, is an Ingress, Egress, Easement over a portion of an existing asphalt drive, and being described as follows:

Situated in the State of Ohio, County of Muskingum, Township of Jackson, and being part of the Southwest Quarter of Section 17, Township 3, Range 9, United States Military Lands, and being part of the lands presently owned by Beagle Hill Holdings LLC as per Official record 2470, Page 518, and being more particularly described as follows:

Beginning for reference at a stone found at the southwest corner of Section 17, Township 3, Range 9, United States Military Lands;

Thence, (by deed calculations), South 67 degrees 11 minutes 24 seconds East, 357.36 feet to a point in the centerline of Raiders Road, (Co. Rd. 616), and the southwest corner of lands



presently owned by Beagle Hill Holdings LLC,(OR 2470-518);

Thence along the centerline of said road, the following two courses:

- 1.) Along a curve to the right, with a delta angle of 9 degrees 23 minutes 22 seconds, an arc length of 469.50 feet, a radius of 2864.93 feet, and a chord which bears North 55 degrees 06 minutes 08 seconds East, 468.98 feet to a point;
- 2.) North 59 degrees 47 minutes 47 seconds East, 569.40 feet to a point in the center of an asphalt drive, and the principal place of beginning;

Thence along the approximate centerline of said drive, the following three courses:

- 1.) North 34 degrees 58 minutes 22 seconds West, 213.03 feet to a PK nail set, passing a PK nail set at 30.12 feet;
- 2.) North 39 degrees 08 minutes 21 seconds West, 37.21 feet to a PK nail set;
- 3.) Along a non-tangent curve to the left, with a delta angle of 53 degrees 42 minutes 17 seconds, an arc length of 60.93 feet, a radius of 65.00 feet, and a chord which bears North 66 degrees 09 minutes 32 seconds West, 58.72 feet to a PK nail set;

Thence leaving said centerline, North 49 degrees 32 minutes 01 seconds West, 16.39 feet to a point on the edge of the asphalt drive;

Thence along the approximate edge of drive the following five courses:

- 1.) Along a non-tangent curve to the right, with a delta angle of 58 degrees 32 minutes 23 seconds , an arc length of 66.41 feet, a radius of 65.00 feet, and a chord which bears South 78 degrees 28 minutes 23 seconds East, 63.56 feet to a point;
- 2.) South 49 degrees 35 minutes 35 seconds East, 26.79 feet to a point;
- 3.) South 43 degrees 14 minutes 36 seconds East, 30.29 feet to a point;
- 4.) South 35 degrees 31 minutes 29 seconds East, 140.43 feet to a point;
- 5.) South 63 degrees 28 minutes 05 seconds East, 44.79 feet to point;

Thence leaving said edge of drive, and across the asphalt apron, South 33 degrees 41 minutes 44 seconds East, 37.76 feet to a point in the centerline of Raiders Road, (Co. Rd. 616);

Thence along said centerline, South 59 degrees 47 minutes 47 seconds West, 39.66 feet to the principal place of beginning, containing 0.16 acres more or less.

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, South Zone, Grid North as per GPS observations.

This description is written based on a field survey completed Sept. 29, 2017 by Jack D. Newcome, Reg. No. 7321.



**OFFICE COPY  
NOT RECORDABLE**

Jack D. Newcome Reg. No. 7321

DESCRIPTION  
APPROVED

By: *[Signature]* 10/19/17

APPROVED 10-12-17  
Date  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

Date

Fee Paid

Approved For Transfer  
No On-Lot Sewage  
Date 10.20.17

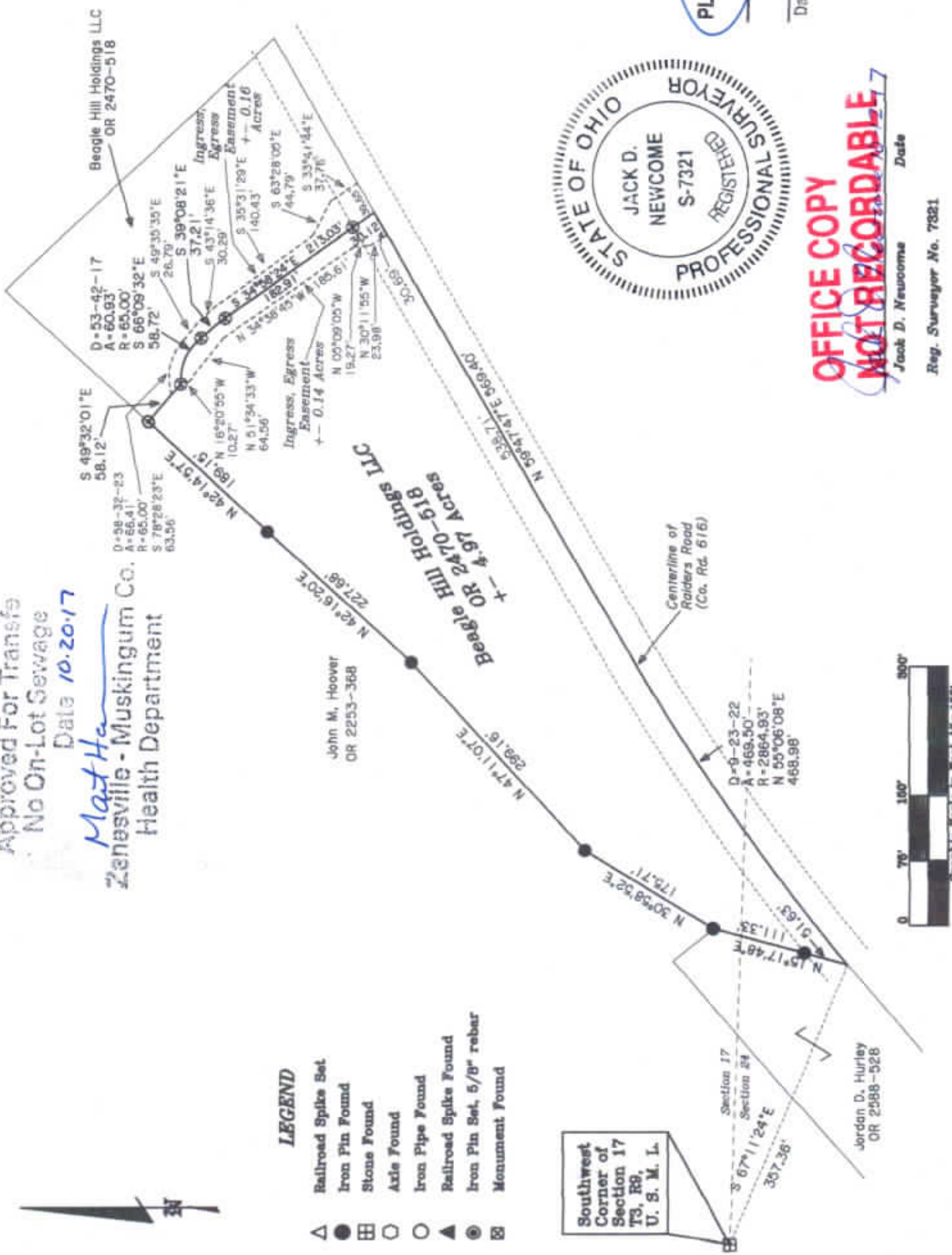
*Math H*  
Zanesville - Muskingum Co.  
Health Department



LEGEND

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

Southwest  
Corner of  
Section 17  
T3, R9,  
U. S. M. L.



SITUATED IN:

State of Ohio, County of Muskingum, Township of Jackson, and being part of the Southwest Quarter of Section 17, and part of the Northwest Quarter of Section 24, Township 3, 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 2470-518  
OR 2455-890  
OR 2253-368

PARCEL NO.S

Part of: 29-40-17-23-002 +- 4.80 Acres  
(+- 0.58 Acres in R\W of Raiders Road)  
All of: 29-80-24-07-001 +- 0.17 Acres  
(+- 0.14 Acres in R\W of Raiders Road)

DESIGNATION  
APPROVED

By: *[Signature]*

APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

10/24/17

Date Fee Paid



OFFICE COPY  
NOT RECORDABLE

Jack D. Newcome Date

Reg. Surveyor No. 7321

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

