

42-20-08-19
12025 PARKS RD

42 20-08-22

Situated in the Southeast Quarter of Section 8 of the 1st Quarter of Township 3 North, Range 5 West and the Southwest Quarter of Section 8 and the Northwest Quarter of Section 13 of the 2nd Quarter of Township 3 North, Range 5 West of the United States Military Lands, Monroe Township, Muskingum County, Ohio (and being all of the property intended to be conveyed to Clarrinda Williamson and Candace Matchett by a deed recorded in Deed Book 2039, page 174 (Aud. Par. #42-42-20-08-19-000 and Aud. Par. #42-42-20-08-22-000) and being further bounded and described as follows:

Beginning at a point of reference at the Southeast corner of the Southwest Quarter of the aforementioned Section 8 said point being in the center of Parks Road (County Road 15);

thence South 00° 55' 09" West, along the West line of the Northwest Quarter of Section 13, a distance of 1.00 feet to a point, being the true place of beginning of this tract;

thence North 88° 53' 49" West, along the North line of a tract conveyed to Thomas Scott Bradford by a deed recorded in Deed Book 1071, page 324 and passing a ¾ inch pipe found at a distance of 20.00, a total distance of 129.91 feet to a ¾ inch pipe found;

thence North 00° 55' 09" East, continuing along a line of the said Bradford tract, a distance of 1.00 feet to an iron pin set;

thence North 88° 53' 49" West, continuing along the North line of said Bradford tract, a distance of 394.60 feet to a ¾ inch pipe found;

thence North 00° 39' 41" East, along a line of a tract conveyed to Charles F. and Florence L. Klein as Tract 1 by a deed recorded in Deed Book 1079, page 579, a distance of 165.00 feet to an iron pin set;

thence South 88° 53' 49" East, along the South line of tracts conveyed to Richard L. and Vicki S. Guthrie by a deed recorded in Deed Book 616, page 267 and to the Trustees of Monroe Township, Muskingum County, Ohio by a deed recorded in Deed Book 340, page 252 and passing a ¾ inch pipe found at a distance 505.41 feet, a total distance of 525.26 feet to a point on the East line of the aforementioned Southwest Quarter of Section 8, said point being in the centerline of Parks Road (County Road 15);

thence South 00° 55' 09" West, along the East line of the said Southwest Quarter of Section 8, and along the centerline of Parks Road (County Road 15) and along the West line of the Otsego Farm Subdivision (P.B. 17, pg. 133) and the West line of a tract conveyed to the Otsego Methodist Cemetery Association by a deed recorded in Deed Book 645, page 172, a distance of 149.17 feet to a point;

thence South 87° 57' 06" East, along the South line of said Otsego Methodist Cemetery Association tract, and passing a ¾ inch pipe found at a distance of 20.00 feet, a total distance of 162.65 feet to a 3/8 inch rebar found;

thence South 02° 00' 35" West, along the West line of a tract conveyed to The Trustees of the Methodist Cemetery by a deed recorded in Deed Book 565, page 557, a distance of 270.86 feet to a 3/8 inch rebar found;

thence North 88° 57' 08" West, along the North line of a tract conveyed to Stephen M. Bowman by a deed recorded in Deed Book 1046, page 521 and passing an iron pin set at a distance of 137.46 feet, a total distance of 157.46 feet to a point on the West line of the Southeast Quarter of Section 8;

thence North 00° 55' 09" East, along the West line of the Southeast Quarter of Section 8, and in Parks Road (County Road 15), a distance of 256.84 feet to the place of beginning.

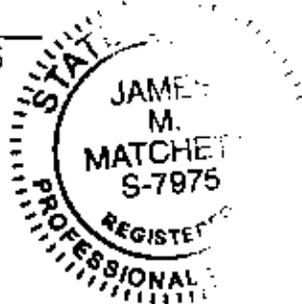
Containing 2.9915 acres (1.0003 acres being in the Southeast Quarter of Section 8, 1.9882 acres being in the Southwest Quarter of Section 8 and 0.0030 acres being in the Northwest Quarter of Section 13, subject to all legal road right of way and any valid and existing easements, restrictions, leases or other conditions of record.

The bearings used in this description are based on the bearings shown on the plat of the Otsego Farm Subdivision as recorded in Plat Book 17, page 133. Pertinent documents are all deeds and plat mentioned; tax map; two (2) survey plats prepared by Richard Max Graves, Reg. Surv. #5792 – one (1) dated August 10, 1972 and one (1) dated March 7, 1973; a survey plat prepared by Hubert W. Jones, Reg. Surv. #1569, dated March 13, 1969 a survey plat prepared by Karl C. Mawhorter, Reg. Surv. #4511 of the Bradford Property dated April 28, 1966 and revised May 10, 1966; and a survey plat prepared by Kevin Cannon, Reg. Surv. #7224, for Thomas Bradford dated November 6, 1992. 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 refer to records on file in the Muskingum County Recorder's Office.

This description was prepared by James M. Matchett, Reg. Surv. #7975, from an actual field survey made under my supervision during January of 2007.

**OFFICE COPY
NOT RECORDABLE**
James M. Matchett, Reg. Surv. #7975
January 19, 2007

JOB # 3450-04-05



APPROVED FOR CLOSURE

James M. Matchett 2/1/2007

EXEMPT FROM
PLANNING COMMISSION

James M. Matchett 2/1/2007

Boundary Survey

for

Clarrinda Williamson & Candace Matchett

Situated in the S.E. Qtr. of Sec. 8 in the 1st. Qtr. of T 3N, R 5W and in the S.W. Qtr. of Sec. 8 and the N.W. Qtr. of Sec. 13, in the 2nd Qtr., T 3N, R 5W, U.S.M.L. Monroe Township, Muskingum County, Ohio

Being all of the property intended to be conveyed to Clarrinda Williamson and Candace Matchett by a deed recorded in Deed Book 2039, page 174. (Aud. Par. #42-42-20-08-19-000 and Aud. Par. #42-42-20-08-22-000)

Legend

- Iron Pin Found, 3/4" pipe (unless shown otherwise)
- Iron Pin Set, 5/8" x 30" rebar (with plastic identification cap)

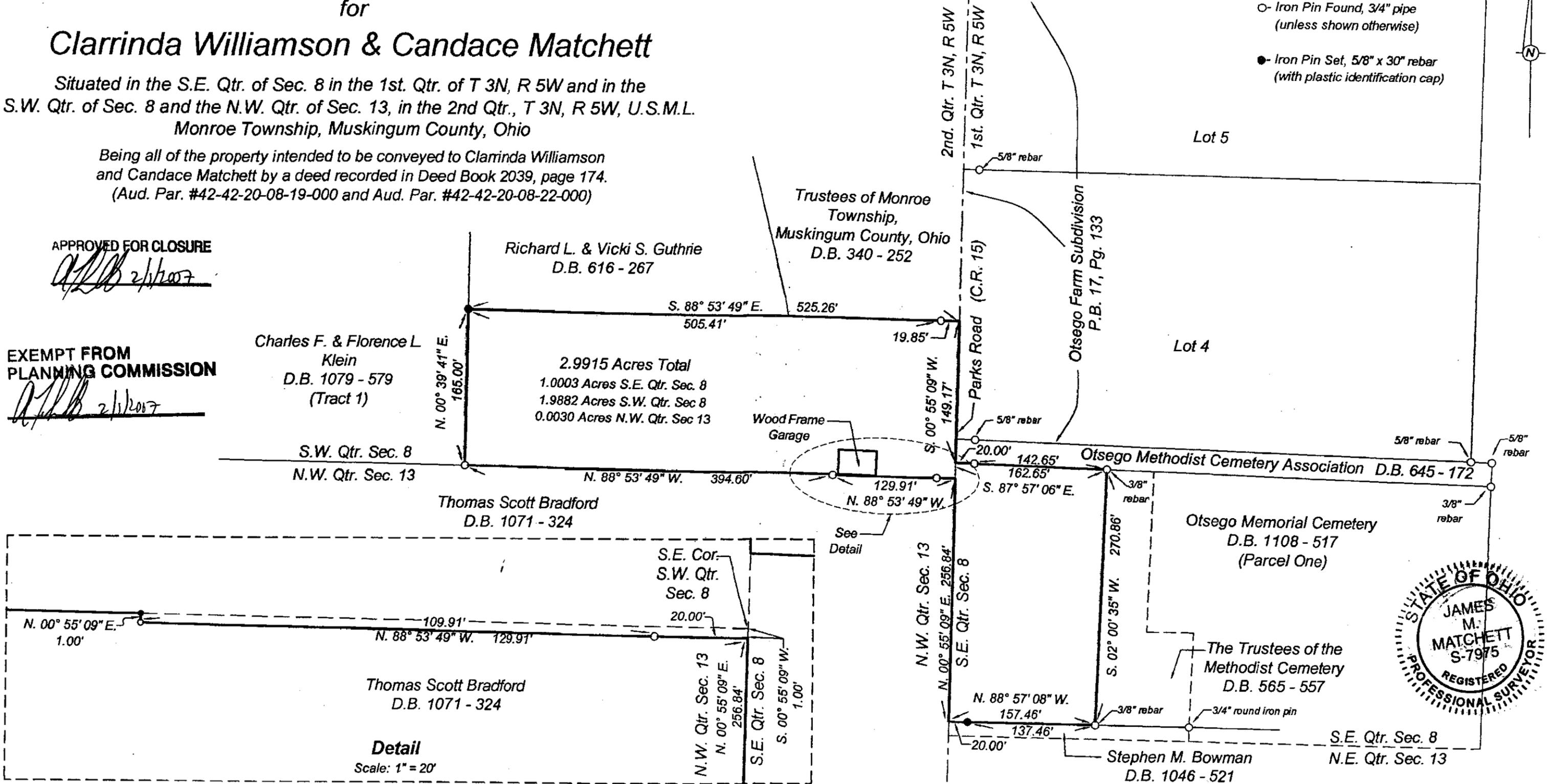


APPROVED FOR CLOSURE

[Signature] 2/15/2007

EXEMPT FROM PLANNING COMMISSION

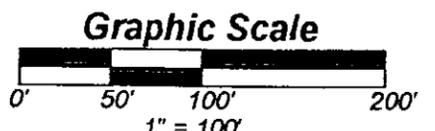
[Signature] 2/15/2007



Detail
Scale: 1" = 20'

Bearing Reference

The bearings shown on this plat are based on the bearings shown on the plat of the Otsego Farm Subdivision as recorded in Plat Book 17, page 133.



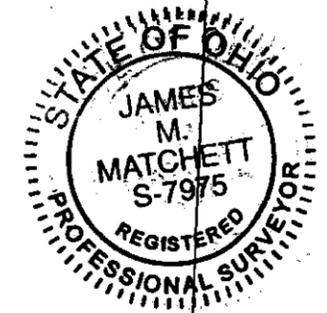
Pertinent Documents

Deeds and plat as shown; tax map; two (2) survey plats prepared by Richard Max Graves, Reg. Surv. #5792 - one (1) dated August 10, 1972 and one (1) dated March 7, 1973; a survey plat prepared by Hubert W. Jones Reg. Surv. #1569, dated March 13, 1969; a survey plat prepared by Karl C. Mawhorter, Reg. Surv. #4511 of the Bradford Property dated April 28, 1966 and revised May 10, 1966 and a survey plat prepared by Kevin Cannon, Reg. Surv. #7224, for Bradford dated November 6, 1992.

Certification

I hereby certify this plat to be true and accurate based on an actual field survey made under my supervision during January of 2007

OFFICE COPY NOT RECORDABLE
James M. Matchett
January 19, 2007



HITCHENS & ASSOCIATES
234 South 3rd
Coshocton, Ohio 43812
Phone (740) 622-1808
Fax (740) 622-1766
Civil Engineers & Surveyors