

John O. Welsh
1.369 ac.
Part of Parcel No. 25-35-11-15-000

Situating in the State of Ohio, County of Muskingum, Township of Hopewell:

Being a part of the Southwest Quarter of Section 11, Township 1, Range 9 of said Hopewell Township and in The United States Military Lands and part of John O. Welsh, Estate in Deed Book 1157, Page 353, and part of Parcel No. Two bounded and described as follows:

Commencing at a stone on the north line of said southwest quarter of section 11 at a point at the southwest corner of Lot 22; thence **S 87°39'56"E** (the base of bearings for this description is state plane grid from GPS used on survey) along the south line of said Lot and the north line of said section 11 a distance of **946.99** feet to a point in the center of Pine Crest Drive and passing through an iron pin found at **925.99** feet; thence along the center of said road the following 6 courses and distances:

1-S 16°36'09"E 61.37 feet to a point

2-S 22°38'40"E 49.02 feet to a point

3-S 31°23'28"E 35.52 feet to a point

4-S 38°39'50"E 31.59 feet to a point

5-S 46°02'06"E 30.06 feet

6-S 52°09'06"E 9.65 feet to a point at the **true place of beginning** for the following described parcel; thence **S 8°47'24"W** and passing through the Lands of John O Welsh **290.69** feet to an iron pin set and passing through an iron pin set at **25.37** feet; thence **S 81°28'56"E 98.04** feet to an iron pin set; thence **N 71°37'35"E 276.99** feet to a point in the center of said Pine Crest Drive and passing through an iron pin set at **265.38**; thence **N 33°27'39"W** along the center of said Pine Crest Dr. and the westerly line of James and Jane Schaper (Vol. 2555, Pg. 356) a distance of **48.19** feet to a point; thence **N 57°43'39"W** along said road and the westerly line of property owned by Russell and Margaret Nelson (Vol. 570, Pg. 632) a distance of **168.32** feet to a point, said point bears **S 43°47'21"W 20.00** feet from an iron pin found; thence along the center of said Pine Crest Drive and the southwesterly property line of Michael and Coleen Thomas (Vol. 1611, Pg. 341) the following 4 courses and distances:

1-N 64°39'03"W 71.39 feet to a point

2-N 61°00'27"W 34.63 feet to a point

3-N 56°53'38"W 29.86 feet to a point

4-N 52°09'06"W 33.81 feet to a point at the **true place of beginning** , containing **1.369** acres.

Subject to all legal right of ways and easements on record.

Part of Auditors Parcel No. 25-35-11-15-000.

All Iron Pins set are 5/8"x30" rebar capped Graves No. 5792.

Base of bearings is State Plane Grid from GPS.

This description was written from a field survey made March 6, 2015 by Richard Max Graves
Registered Surveyor No. 5792.

The grantors of the above described property reserve an easement over an existing field drive near the northwest corner of the above 1.369 acre parcel the center of which is described as follows:
Beginning at a point in the center of said easement and on the west line of the above described parcel, said point bears S 8°47'24"W 42.61 feet from the northwest corner of the above property ;
thence N73°E along the center of said field drive 44.00 feet to the center of Pine Crest Drive and the end of said drive, said easement to be 10.00 feet both sides of described centerline.

OFFICE COPY
Richard Max Graves
NOT RECORDABLE

DESCRIPTION

APPROVED

By: *Richard Max Graves*



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

5/20/15
Date

Fee Paid

Y= 722,258.87
X= 2,074,282.32
NAD 83-S-ZONE
MUSK.CO MON.#82 3-6-15

REFERENCE LIST

Vol. 1157, Pg. 353

SURVEY by M.D. NICHOLS #6923
SURVEY by L.P. DINAN #5451
SURVEY by R.M. GRAVES #5792

Auditors Aerial
ZANESVILLE WEST QUAD.

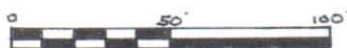
BASE OF BEARINGS IS GRID
NORTH FROM GPS USED ON
SURVEY

□ STONE FD.

○ 5/8" x 30" REBAR SET CAP-GRAVES 579

● I.P. FOUND

1" = 60'



Michael & Coleen Thomas

1.64 AC. 1611-341 25-35-11-14-000

6895

Y= 722,009.40
X= 2,075,328.55
NAD 83 S-ZONE
MUSK.CO MON.#82
3-6-15

Field DR.

S. 8° 47' 24" W.
290.69

265.32

John O. Welsh
1157-353
25-35-11-15-000
32.50 AC.
PART OF PARCEL TWO

S.W. QTR. SEC. 11 TWP. 1, RA. 9 USML

JOHN O. WELSH

1.369 AC.
PART 25-35-11-15-000

RUSSELL & MARGARET
NELSON 570-632
25-35-11-13-000

PIN Fd
Capped #6923

6765

N. 57° 43' 39" W.
168.32

old PIPE
6745

N. 33° 27' 39" W.
48.19

James & Jane
Schaper
2555-356
25-35-11-11-000

265.38

N. 71° 37' 35" E.
276.99

S. 81° 28' 56" E.
98.04

DESCRIPTION
APPROVED
By: [Signature]

RICHARD MAX GRAVES
REGISTERED SURVEYOR #5792
2925 KENLO WOODS DR.
NASHPORT, OHIO 43830
PHONE 740 454 1029

OFFICE COPY
NOT RECORDABLE

Approved For Transfer
On-Lot Sewage O.K.
Date 5/18/15

Zanesville-Muskingum Co.
Health Department



MAP SHOWING SURVEY OF 1.369 AC.
PART OF JOHN O. WELSH, ESTATE Vol 1157, Pg. 353
PARCEL TWO IN THE S.W. QTR. SEC. 11, TWP. 1,
RANGE 9 OF THE UNITED STATES MILITARY
LANDS IN HOPEWELL TWP. MUSKINGUM CO.,
OHIO

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

5/20/15
Date

Fee Paid