

## DEED DESCRIPTION

0.757 ACRE { split }CECIL N. HOFFMAN PROPERTY [part]

AUDITOR'S PARCEL #25-40-41-37-000 [part]

BEING A PART OF LOT 12 OF QUARTER TOWNSHIP 3, TOWNSHIP 1 NORTH, RANGE 9 WEST, UNITED STATES MILITARY DISTRICT, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO [ALSO BEING A PART OF AN ORIGINAL 5.04 +- ACRES TRACT OF THE PROPERTY OF CECIL N. HOFFMAN OF OFFICIAL RECORD BOOK 2122, PAGE 561 OF THE MUSKINGUM COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING, FOR REFERENCE**, AT A POINT IN, ASPHALT SURFACED, TOWNSHIP ROAD #415 [A.K.A. NORTH HOPEWELL ROAD] MARKING THE NORTHWEST CORNER OF LOT 12 [ALSO BEING A COMMON CORNER WITH LOT 11, LOT 19 AND LOT 20. SAID "POINT" BEARS N 89° 50' 52" W 20.00 FEET FROM AN EXISTING {REFERENCE} AXLE];

THENCE S 0° 44' 48" W 180.53 FEET, IN THE WEST LINE OF LOT 12 AND IN "TOWNSHIP ROAD #415", TO A POINT AND THE **PRINCIPAL PLACE OF BEGINNING** OF THIS 0.757 ACRES PARCEL TO BE DESCRIBED [SAID "POINT" ALSO MARKS THE SOUTHWEST CORNER OF THE PROPERTY OF JOHN P. and DEBORAH K. BRITTON {AUDITOR'S PARCEL # 25-40-41-38-001 } OF OFFICIAL RECORD BOOK 1539, PAGE 813 AND IS IN THE EAST BOUNDARY OF THE PROPERTY OF EDDIE L. JOHNSTON, SR. OF OFFICIAL RECORD BOOK 2349, PAGE 158];

THENCE, LEAVING THE WEST LINE OF LOT 12, SAID "JOHNSTON" PROPERTY AND "TOWNSHIP ROAD #415", S 89° 24' 32" E 250.10 FEET TO AN IRON PIN SET MARKING THE SOUTHEAST CORNER OF THE AFORESAID "BRITTON" PROPERTY AND IN THE WEST BOUNDARY OF THE PROPERTY OF GORDON D. METHENEY, Jr. and PAMELA L. METHENEY OF OFFICIAL RECORD BOOK 1970, PAGE 505, PASSING AN EXISTING IRON PIN {5/8 INCH REBAR, WITH NO IDENTIFICATION} AT 19.64 FEET;

THENCE, LEAVING SAID "BRITTON" PROPERTY, S 0° 45' 35" W 133.04 FEET TO AN EXISTING IRON PIN {5/8 INCH REBAR, WITH NO IDENTIFICATION} MARKING THE NORTHEAST CORNER OF THE PROPERTY OF ROBERT W. JONES, Sr. OF OFFICIAL RECORD BOOK 1064, PAGE 613;

THENCE N 88° 50' 01" W 250.08 FEET TO A POINT {THE NORTHWEST CORNER OF THE AFORESAID "JONES" PROPERTY } IN THE WEST LINE OF LOT 12, IN "TOWNSHIP ROAD #415" AND IN THE EAST BOUNDARY OF THE AFORESAID "EDDIE L. JOHNSTON, Sr." PROPERTY, PASSING AN IRON PIN SET AT 230.08 FEET;

THENCE, LEAVING SAID "ROBERT W. JONES, Sr." PROPERTY, N 0° 44' 48" E 130.53 FEET, IN THE WEST LINE OF LOT 12, IN "TOWNSHIP ROAD #415" AND IN THE AFORESAID "JOHNSTON", EAST, BOUNDARY, TO A "POINT" AND THE **PRINCIPAL PLACE OF BEGINNING** OF THIS, SUBJECT, "0.757 ACRE PARCEL".

THE PARCEL AS DESCRIBED CONTAINS 0.757 ACRE, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, ALL RESTRICTIONS AND ALL EASEMENTS OF RECORD.

THE ABOVE DESCRIBED "0.757 ACRE PARCEL" 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. THIS "0.757 ACRES PARCEL" IS TO BE USED AS AN ADD-ON TO THE PROPERTY OF JOHN P. and DEBORAH K. BRITTON OF OFFICIAL RECORD BOOK 1539, PAGE 813 {AUDITOR'S PARCEL #25-40-41-38-001}.



25-40-41-37-002A

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NORTH LINE OF LOT 12 AS BEING S 89° 50' 52" E i.e. ALL BEARINGS DESCRIBED HEREIN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

THE ABOVE DESCRIPTION IS BASED ON A FIELD SURVEY MADE BY OR UNDER THE DIRECT SUPERVISION OF WAYNE A. KNISLEY, OHIO P.S. # 7231, ON OCTOBER 19, 2015. SEE THE PLAT ATTACHED.

ALL IRON PINS SET ARE 5/8 INCH BY 30 INCH STEEL ROD WITH PLASTIC IDENTIFICATION CAPS MARKED KNISLEY 7231.

DESCRIPTION  
APPROVED

By:

*Wayne A. Knisley*  
11/6/15

A & E

3284 TOWNSHIP ROAD 121 NW  
SOMERSET, OHIO 43783

PHONE: (740) 743-2201 FAX: 743-2498 CELL: (740) 605-0002

OFFICE COPY

NOT RECORDED

WAYNE A. KNISLEY  
OHIO REGISTERED SURVEYOR #7231

DATE: OCTOBER 19, 2015



APPROVED

MUSKINGUM COUNTY

PLANNING COMMISSION DIRECTOR

*[Signature]*

11/6/15  
Date

Fee Paid

