DEED DESCRIPTION <u>0.757 ACRE { split }</u> <u>CECIL N. HOFFMAN PROPERTY [part]</u> 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 <u>CECIL N. HOFFMAN</u> OF OFFICIAL RECORD BOOK 2122, PAGE 561 OF THE MUSKINGUM COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

<u>BEGINNING, FOR REFERENCE</u>, AT A POINT IN, ASPHALT SURFACED, <u>TOWNSHIP ROAD #415</u> [A.K.A. <u>NORTH HOPEWELL ROAD</u>] 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 "<u>BRITTON</u>" 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 <u>ROBERT W. JONES, Sr.</u> 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 "<u>ROBERT W. JONES, SR.</u>" PROPERTY, **N 0° 44' 48" E 130.53 FEET**, IN THE WEST LINE OF LOT 12, IN "<u>TOWNSHIP ROAD #415</u>" AND IN THE AFORESAID "<u>JOHNSTON</u>", EAST, BOUNDARY, TO A "<u>POINT</u>" AND THE "<u>PRINCIPAL PLACE OF BEGINNING</u>" OF THIS, SUBJECT, "0.757 ACRE PARCEL".

THE PARCEL AS DESCRIBED CONTAINS <u>0.757 ACRE</u>, 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 <u>JOHN P. and DEBORAH K.</u> <u>BRITTON</u> OF OFFICIAL RECORD BOOK 1539, PAGE 813 {AUDITOR'S PARCEL #25-40-41-38-001}.

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.

A & E

3284 TOWNSHIP ROAD 121 NW

SOMERSET, OHIO 43783

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

CE COP

YNEACKNISLEY

STERED SURVEYOR #723/AYNE A

KNISLEY
PS 7231

PS 7231

OHIO REGISTERED SURVEYOR #723/AYNE A

DATE: OCTOBER 19, 2016

APPROVED

MUSKINGUM COUNTY PLANNING COMMISSION DIRECTOR

Fee Paid

PLAT - OF - SURVEY

BEING A PART OF LOT 12 OF QUARTER TOWNSHIP 3, TOWNSHIP 1 NORTH, RANGE 9 WEST, U.S. MILITARY DISTRICT, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO. ALSO BEING A PART OF AN ORIGINAL "5.04 + - ACRE TRACT" OF THE PROPERTY OF CECIL N. HOFFMAN OF OFFICIAL RECORD BOOK 2122, PAGE 561 OF THE MUSKINGUM COUNTY RECORDER. THE "0.757 Acre Tract" SHOWN HEREON IS A PART OF AUDITOR'S PARCEL # 25-40-41-37-000.

BASIS - OF - BEARINGS

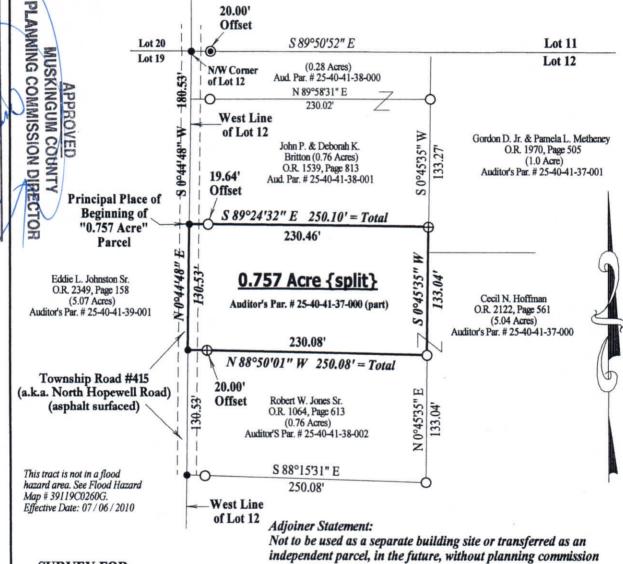
ALL BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LOT 12 AS BEING S 89° 50' 52" E. ALL BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

Fee

- 1 This plat is a derivative of a field survey made by or under the direct supervision of Wayne A. Knisley, Ohio P.S. #7231, as of the date shown.
 2 This property is subject to all legal highways, restrictions and easements of record.
 3 All distances are measured unless otherwise shown.

PERTINENT DOCUMENTS AND **SOURCES OF DATA USED:**

- Deed references as shown hereon.
- 2 Hopewell Township Tax Maps.
- 3 U.S.G.S. Map.
- 4 Various survey records found in the office of the Muskingum County Engineer, Zanesville, Ohio.

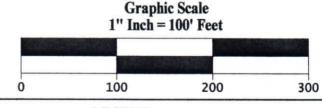


SURVEY FOR:

HOFFMAN JOB # H201472P3

Approved for Transfer
No On-Lot Sqwage
Zanesylle-MuskinguincoHealth Department A RETURN 3284 Township Road 121 Somerset, Ohio 43783 PH: (740)/743-2201 Fax: 743-2498 Wayne A. Knisle Ohio P.S., # 7231 Date: October 19, 2015

approval in accordance with applicable subdivision regulations. Parcel to be combined to Auditor's Parcel Number 25-40-41-38-001.



LEGEND

- IRON PIN SET = 5/8" x 30" STEEL ROD WITH PLASTIC ID. CAP LABLED KNISLEY 7231
- 0 IRON PIN FOUND (5/8" Rebar, no Id.)
- AXLE FOUND
- POINT (nothing set)

