

+- 1.94 Acre Split 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, 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 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, 58.12 feet to an iron pin set on the east line of lands presently owned by John M. Hoover, (OR 2253-368);

Thence along the east line of said Hoover lands, North 42 degrees 14 minutes 57 seconds East, 227.69 feet to an iron pin found on a northwest corner of lands presently owned by Wayne, Carolyn, Charles W. and Dawni L. Graham, (OR 2455-690);

Thence along the west line of said Graham lands, South 42 degrees 55 minutes 53 seconds East, 430.66 feet to a point in the centerline of Raiders Road, (Co. Rd. 616), passing an iron pin found at 399.90 feet;

Thence along the centerline of said road, South 59 degrees 47 minutes 47 seconds West, 234.77 feet to the principal place of beginning, containing 1.94 acres, more or less, and being part of Auditor's Parcel Number 29-40-17-23-002.

The above described tract is subject to an Ingress, Egress Easement over the paved portion of the existing drive to the parent tract to the southwest, 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.

Appended to the first above described tract is an Ingress, Egress Easement over the paved portion of an existing drive located on the remainder tract to the southwest, 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 12 minutes 12 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.

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]*



**APPROVED**  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

*[Signature]*

Date: 10/24/17 Fee Paid

10-12-17  
Date

Approved For Transfer  
On-Lot Sewage O.K.

Date 10.20.17

Mat H

Zanesville-Muskingum Co.  
Health Department

SITUATED IN:

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

**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 2455-690  
OR 2253-368

**LEGEND**

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

John M. Hoover  
OR 2253-368

Wayne, Carolyn, Charles  
W. and Dawn L. Graham  
OR 2455-690

**Beagle Hill  
Holdings LLC  
OR 2470-518  
+- 1.94 Acres**

**APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR**

10/24/17  
Date

Fee Paid

Southwest  
Corner of  
Section 17  
T 3, R 9,  
U. S. M. L.

D=9-23-22  
A=468.50'  
R=2864.93'  
N 55°06'08"E  
468.98'



**PARCEL NO.**

Part of: 29-40-17-23-002 +- 1.94 Acres

**DESCRIPTION  
APPROVED**

By: [Signature]

**OFFICE COPY  
NOT RECORDABLE**

Jack D. Newcome

Date

Reg. Surveyor No. 7321

**Newcome Surveying Company**  
8515 Ballard Road  
Nashport, Ohio  
740-452-5796

