

1185 NORTH HOPEWELL RD
25-30-03-19-SNR

DEED DESCRIPTION
1.09 ACRES
DANIEL P. STOTTSBERRY PROPERTY [PART]
PARCEL # 25-25-30-03-19-000 [PART]
FARM LOT #20[PART]

BEING A PART OF FARM LOT #20 IN THE THIRD QUARTER, TOWNSHIP 1 NORTH, RANGE 9 WEST, UNITED STATES MILITARY LANDS, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO [ALSO BEING A PART OF THE PROPERTY OF DANIEL P. STOTTSBERRY OF DEED VOLUME 1005, PAGE 595 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 SOUTHEAST CORNER OF FARM LOT #20;

THENCE, FROM SAID "REFERENCE BEGINNING", N 2° 10' 49" E 749.17 FEET TO A RAILROAD SPIKE SET IN SAID "PERRY" BOUNDARY, IN THE EAST LINE OF FARM LOT #20 AND IN "TOWNSHIP ROAD # 415" AND THE **PRINCIPAL PLACE OF BEGINNING** OF THE PARCEL HEREIN TO BE DESCRIBED ;

[THE FOLLOWING 1.09 ACRE PARCEL TO BE DESCRIBED IS BOUNDED ON THE NORTH BY THE PROPERTY OF KENNETH R. AND GLORIA JEAN OSBORN OF DEED VOLUME 513, PAGE 1079, THE SOUTH AND THE WEST BY THE AFORESAID "STOTTSBERRY" PROPERTY, BOUNDED ON THE EAST BY THE PROPERTY OF TIMOTHY AND JERILYN PERRY OF DEED VOLUME 1076, PAGE 396, ALL OF THE MUSKINGUM COUNTY RECORDER]

THENCE, **LEAVING** "PERRY" PROPERTY, "TOWNSHIP ROAD # 415" AND THE "EAST LINE OF FARM LOT #20, N 47° 24' 08" W 68.49 FEET TO AN IRON PIN SET;

THENCE N 72° 41' 08" W 68.75 FEET TO AN IRON PIN SET;

THENCE S 80° 23' 32" W 153.36 FEET TO AN IRON PIN SET;

THENCE N 8° 55' 26" E 197.32 FEET TO AN IRON PIN SET IN THE SOUTH BOUNDARY OF THE AFORESAID "OSBORN" PROPERTY;

THENCE, S 88° 31' 15" E 245.49 FEET TO A POINT IN "TOWNSHIP ROAD # 415" ,IN THE WEST BOUNDARY OF SAID "PERRY" PROPERTY AND IN THE EAST LINE OF FARM LOT #20, PASSING AN IRON PIN SET AT 230.49 FEET;

THENCE, S 2° 10' 49" W 230.00 FEET, ALONG "TOWNSHIP ROAD # 415", IN THE WEST BOUNDARY OF SAID "COOPER" PROPERTY AND IN THE EAST LINE OF FARM LOT #20, TO A "RAILROAD SPIKE SET" AND "THE PRINCIPAL PLACE OF BEGINNING" OF THIS 1.09 ACRE PARCEL.

THE PARCEL AS DESCRIBED CONTAINS 1.09 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS OF RECORD.

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE EAST LINE OF FARM LOT #20 AS BEING N 2° 10' 49" 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 A & E SURVEYING ON NOVEMBER 12, 2003. SEE THE PLAT ATTACHED.

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

THE RIGHT-OF-WAY WIDTH OF "TOWNSHIP ROAD # 415", IS DETERMINED BY THE MUSKINGUM COUNTY ENGINEER.

A & E SURVEYING
P.O. BOX 420
SOMERSET, OHIO 43783
PHONE: (614) 743-2221 FAX: 743-2660
KNISLEY
WAYNE A. KNISLEY
OHIO REGISTERED SURVEYOR #7231
DATE: NOVEMBER 12, 2003

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY

11-17-2003

**OFFICE COPY
NOT RECORDABLE**

PLAT - OF - SURVEY

BEING A PART OF FARM LOT #20 IN THE THIRD QUARTER, TOWNSHIP 1 NORTH, RANGE 9 WEST, UNITED STATES MILITARY LANDS, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO. ALSO BEING A PART OF THE PROPERTY OF DANIEL P. STOTTSBERRY OF DEED VOLUME 1005, PAGE 595 OF THE MUSKINGUM COUNTY RECORDER. AUDITORS PARCEL # 25-25-30-03-19-000(PART)

BASIS - OF - BEARINGS

ALL BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF FARM LOT #20 AS BEING S 2° 10' 49" W ie. ALL BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

PERTINENT DOCUMENTS AND SOURCES OF DATA USED:

- 1 - DEED REFERENCES AS SHOWN.
- 2 - HOPEWELL TOWNSHIP TAX MAPS.
- 3 - U.S.G.S. MAP{GRATIOT QUAD.}
- 4 - VARIOUS SURVEY RECORDS FOUND IN THE OFFICE OF THE MUSKINGUM COUNTY ENGINEER, ZANESVILLE, OHIO.

KENNETH R. & GLORIA JEAN OSBORN
D.V. 513, PAGE 1079

DANIEL P. STOTTSBERRY
D.V. 1005, PAGE 595
AUDITORS PARCEL # 25-25-30-03-19-000

SURVEY FOR:

DAN STOTTSBERRY

NOTES:

- 1 - THIS PROPERTY IS SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.
- 2 - THIS PLAT IS A DERIVATIVE OF A FIELD SURVEY MADE BY A & E SURVEYING AS OF THE DATE SHOWN.
- 3 - ALL DISTANCES ARE MEASURED UNLESS OTHERWISE SHOWN.

Lot Split
Approved

By

DANIEL P. STOTTSBERRY
D.V. 1005, PAGE 595
AUDITORS PARCEL # 25-25-30-03-19-000

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY

11-17-2003

JOB # S2003G

A & E SURVEYING
P.O. BOX 420
SOMERSET, OHIO 43783
PH: (614) 743-2201 FAX: 743-2660

WAYNE A. KNISLEY
OHIO R.S. # 7231

DATE: NOVEMBER 12, 2003

**OFFICE COPY
NOT RECORDABLE**

LEGEND

- ⊕ IRON PIN SET=5/8" x 30" STEEL ROD WITH PLASTIC ID. CAP LABELED KNISLEY 7231
- IRON PIN FOUND
- RAILROAD SPIKE SET
- POINT{nothing set}

GRAPHIC SCALE
1" inch = 100' feet

