

25-30-03-19-001  
1105 NORTH HOPEWELL

DEED DESCRIPTION  
1.18 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 371.62 FEET, IN SAID "COOPER" BOUNDARY, IN THE EAST LINE OF FARM LOT #20 AND ALONG "TOWNSHIP ROAD # 415", TO A POINT AND THE **PRINCIPAL PLACE OF BEGINNING** OF THE PARCEL HEREIN TO BE DESCRIBED;

[ THE FOLLOWING 1.12 ACRE PARCEL TO BE DESCRIBED IS BOUNDED ON THE NORTH, SOUTH AND THE WEST BY THE AFORESAID "STOTTSBERRY" PROPERTY AND IS BOUNDED ON THE EAST BY THE PROPERTY OF JAMES R. AND DEBORAH J. COOPER OF DEED VOLUME 754, PAGE 313, ALL OF THE MUSKINGUM COUNTY RECORDER ]

THENCE, **LEAVING** "COOPER" PROPERTY, "TOWNSHIP ROAD # 415" AND THE "EAST LINE OF FARM LOT #20, S 85° 57' 26" W 305.09 FEET" TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 24.45 FEET;

THENCE N 5° 25' 38" W 152.24 FEET TO AN IRON PIN SET;

THENCE, N 82° 09' 23" E 328.46 FEET TO A POINT IN "TOWNSHIP ROAD # 415", IN THE WEST BOUNDARY OF SAID "COOPER" PROPERTY AND IN THE EAST LINE OF FARM LOT #20, PASSING AN IRON PIN SET AT 298.46 FEET;

THENCE, S 2° 10' 49" W 175.00 FEET, ALONG "TOWNSHIP ROAD # 415", IN THE WEST BOUNDARY OF SAID "COOPER" PROPERTY AND IN THE EAST LINE OF FARM LOT #20, TO A "POINT" AND "**THE PRINCIPAL PLACE OF BEGINNING**" OF THIS 1.18 ACRE PARCEL.

THE PARCEL AS DESCRIBED CONTAINS 1.18 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 OCTOBER 2, 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.

STATE OF OHIO  
A & E SURVEYING  
P.O. BOX 420  
TOMEBERRY, OHIO 43783  
PHONE (614) 743-2660 FAX 743-2660  
NOT RECORDED  
WAYNE A. KNISLEY  
OHIO REGISTERED SURVEYOR #7231  
DATE: OCTOBER 2, 2003

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY

10-21-2003

**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.

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

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY *[Signature]*  
10-21-2003

JOB # S2003G

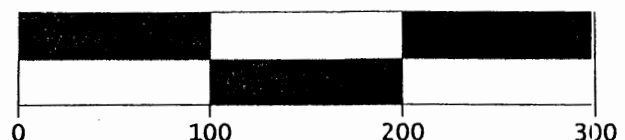
A & E SURVEYING  
P.O. BOX 420  
SOMERSET, OHIO 43783  
PH: (740) 743-2201 FAX: 743-2660  
WAYNE A. KNISLEY  
OHIO B.S. # 7231  
DATE: OCTOBER 2, 2003

**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



TOWNSHIP ROAD # 415  
{a.k.a. NORTH HOPEWELL ROAD}  
{ASPHALT SURFACED}

**PARCEL #1**  
**1.02 Acres**

N 72°41'08" W  
68.75'

S 82°53'41" W  
123.54'

N 47°24'08" W  
68.49'

N 2°10'49" E  
81.41'

N 2°10'49" E  
121.14'

**PARCEL #2**  
**1.18 Acres**

N 82°09'23" E 328.46'=Total  
298.46'

N 85°57'26" E 305.09'=Total  
280.64'

**PARCEL #3**  
**1.12 Acres**

N 87°16'07" W 319.02'=Total  
289.02'

N 5°25'38" W  
152.24'

N 8°38'12" E  
139.75'

Reference Beginning  
S/E CORNER OF  
FARM LOT # 20

FARM LOT #20  
FARM LOT #19

AXLE Fd.  
19.78' OFFSET

FARM LOT #11  
FARM LOT #12

EAST LINE OF  
FARM LOT #20

JAMES R. & DEBORAH J. COOPER  
D.V. 754, PAGE 313

EAST LINE OF  
FARM LOT #20

P.P.O.B.  
1.12 ACRE

TIMOTHY & JERILYN PERRY  
D.V. 1076, PAGE 396  
PARCEL # 25-30-03-22-000

JAMES R. & DEBORAH J. COOPER  
D.V. 1089, PAGE 247  
PARCEL # 25-25-30-03-21-001