

+ - 2.00 Acre Split of Kenneth and Marie Keller Lands

Situated in the State of Ohio, County of Muskingum, Township of Hopewell, Quarter Township Three, and being part of Farm Lot 10, and Farm Lot 11, Township 1, Range 9, United States Military Lands, and being part of the lands presently owned by Kenneth and Marie Keller as per Official Record 2072, Page 565, and being more particularly described as follows:

Beginning for reference at the Northwest Corner of Farm Lot 10;

Thence along the west line of said lot, South 02 degrees 10 minutes 49 seconds West, 1225.00 feet, (by deed), to a point at the Northwest Corner of lands presently owned by Kenneth and Marie Keller, (OR 2072-565);

Thence continuing along the west line of said lot, and the west line of said Keller lands, South 02 degrees 10 minutes 53 seconds West, 147.96 feet to a point in the centerline of an existing gravel drive, known as Glory Gate Lane, from which an iron pin set bears South 41 degrees 13 minutes 25 seconds East, 28.57 feet, and being the principal place of beginning;

Thence along the centerline of said gravel drive the following four courses:

- 1.) South 83 degrees 01 minutes 41 seconds East, 33.79 feet to a point;
- 2.) South 71 degrees 24 minutes 32 seconds East, 33.22 feet to a point;
- 3.) South 67 degrees 55 minutes 43 seconds East, 374.25 feet to a point;
- 4.) South 73 degrees 50 minutes 28 seconds East, 102.48 feet to a point on the east line of said Keller lands;

Thence along the east line of said Keller lands the following two courses:

- 1.) South 47 degrees 25 minutes 29 seconds West, 10.59 feet to an iron pin found;
- 2.) South 43 degrees 59 minutes 18 seconds West, 215.01 feet to an iron pin found on the southeast corner of said Keller lands;

Thence along the south line of said Keller lands, North 63 degrees 46 minutes 46 seconds West 400.82 feet to a point on the west line of said Keller lands and the west line of Farm Lot 10, passing an iron pin set at 367.95 feet;

Thence along the west line of said Keller lands, and Farm Lot 10, North 02 degrees 10 minutes 53 seconds East, 168.73 feet to the principal place of beginning, containing 2.00 acres more or less.

Appended to and subject to the above described tract is a portion of a fifty feet wide easement for ingress and egress in common over an existing gravel drive for the landowners adjoining the easement and being more particularly described as follows:

Situated in the State of Ohio, County of Muskingum, Township of Hopewell, Quarter Township Three, and being part of Farm Lot 10, and Farm Lot 11, Township 1, Range 9, United States Military Lands, and being more particularly described as follows:

Beginning for reference at the Northwest Corner of Farm Lot 10;

Thence along the west line of said lot, South 02 degrees 10 minutes 49 seconds West, 1225.00 feet, (by deed), to a point at the Northwest Corner of lands presently owned by Kenneth and Marie Keller, (OR 2072-565);

Thence continuing along the west line of said lot, and the west line of said Keller lands,

South 02 degrees 10 minutes 53 seconds West, 122.87 feet to a point and the principal place of beginning, and being twenty five feet north of the centerline of an existing drive, from which an iron pin set bears South 69 degrees 32 minutes 56 seconds East, 19.82 feet;

Thence along the north lines of this easement the following eight courses:

- 1.) South 83 degrees 01 minutes 41 seconds East, 38.43 feet to a point;
- 2.) South 71 degrees 24 minutes 32 seconds East, 36.53 feet to a point;
- 3.) South 67 degrees 55 minutes 43 seconds East, 373.72 feet to a point;
- 4.) South 73 degrees 50 minutes 28 seconds East, 113.51 feet to a point;
- 5.) South 74 degrees 58 minutes 05 seconds East, 61.09 feet to a point;
- 6.) South 49 degrees 33 minutes 33 seconds East, 293.93 feet to a point;
- 7.) South 88 degrees 20 minutes 35 seconds East, 291.87 feet to a point;
- 8.) South 62 degrees 52 minutes 09 seconds East, 611.64 feet to a point on the beginning of a cul-de-sac;

Thence along a curve to the right having a radius of 50.00 feet and an arc length of 258.47 feet, from which a chord bears South 46 degrees 02 minutes 24 seconds West, 52.85 feet to a point on the south line of this easement;

Thence along the south lines of this easement the following eight courses:

- 1.) North 62 degrees 52 minutes 09 seconds West, 583.21 feet to a point;
- 2.) North 88 degrees 20 minutes 35 seconds West, 298.17 feet to a point;
- 3.) North 49 degrees 33 minutes 33 seconds West, 301.48 feet to a point;
- 4.) North 74 degrees 58 minutes 05 seconds West, 75.93 feet to a point;
- 5.) North 73 degrees 50 minutes 28 seconds West, 89.85 feet to a point;
- 6.) North 67 degrees 55 minutes 43 seconds West, 374.78 feet to a point;
- 7.) North 71 degrees 24 minutes 32 seconds West, 29.92 feet to a point;
- 8.) North 83 degrees 01 minutes 41 seconds West, 29.15 feet to a point on the west line of Farm Lot 11, from which an iron pin set bears North 79 degrees 44 minutes 27 seconds East, 20.10 feet;

Thence along the west line of said lot, North 02 degrees 10 minutes 53 seconds East, 50.18 feet to the principal place of beginning, containing 2.24 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 east line of the parent tract as being South 02 degrees 10 minutes 49 seconds West, as per Official Record 2072, Page 565.

This description is written based on a field survey completed, on January 30, 2012 by Jack D. Newcome, Reg. No. 7321.

OFFICE COPY
NOT RECORDABLE
Jack D. Newcome, Reg. No. 7321



2-1-12
Date

Parcel No.
Part of: 25-30-03-23-002 +- 2.00 Acres

DESCRIPTION
APPROVED
By: [Signature]
2/1/12

APPROVED
MINOR LOT SPLIT ONLY
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
[Signature]
2/1/12 -
Date Fee Paid

Northwest Corner of
Farm Lot 10

L. P. and D. E.
Richards
OR 1750-451

SITUATED IN:

State of Ohio, County of Muskingum, Township of
Hopewell, and being part of Farm Lots 10 and
11, Quarter Township Three, Township 1, Range
9, United States Military Lands.

BASIS OF BEARINGS

Bearings are based on the east line of
the parent tract as being South 02
degrees 10 minutes 49 seconds West, as
per Official Record 2072, Page 565.

REFERENCES

OR 2072-565
Previous
Surveys by B.
Smart.

Approved For Transfer
No On-Lot Sewage

Date 2/9/12

Zanesville - Muskingum Co.
Health Department

L. D. and
S. M. Lynch
OR 1741-224

Brandon J. White
OR 2129-45



OFFICE COPY
NOT RECORDABLE

Jack D. Newcome Date

Reg. Surveyor No. 7321

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

Centerline of
North Hopewell Road
(Twp. Rd. 410)

S 02°10'49"W
1225.00' (by deed)

S 02°10'53"W
147.96'

N 47°06'33"E
26.66'

S 41°13'25"E
28.57'

S 83°01'41"E
33.79'
S 71°24'32"E
33.22'

Kenneth and
Marie Keller
OR 2072-565

Centerline of
Existing Gravel Drive
(Glory Gate Lane)

50' Wide Ingress
Egress Easement

S 67°55'43"E
374.25'

N 02°10'53"E
168.73'

Kenneth and
Marie Keller
OR 2072-565
+- 2.00 Acres

S 47°25'29"W
10.59'

S 73°50'28"E
102.48'

32.87'

Brandon J. White
OR 2129-45

N 63°46'46"W 367.85'

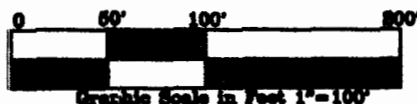
S 43°59'18"W 215.01'
Brandon J. White
OR 2129-45

Farm Lot 10
Farm Lot 11

Parcel No.s

Part of: 25-30-03-23-002 +- 2.00 Acres

DESCRIPTION
APPROVED
By: [Signature] 3/30/2012



- 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

Fifty Feet Wide Ingress, Egress Easement

+ - 2.24 Acres

SITUATED IN:

State of Ohio, County of Muskingum, Township of Hopewell, and being part of Farm Lots 10 and 11, Quarter Township Three, Township 1, Range 9, United States Military Lands.

BASIS OF BEARINGS

Bearings are based on the east line of the parent tract as being South 02 degrees 10 minutes 49 seconds West, as per Official Record 2072, Page 565.

REFERENCES

OR 2072-565
Previous
Surveys by B.
Smart.

Approved For Transfer
No On-Lot Sewage
Date 2/12/12
Zanesville - Muskingum Co.
Health Department

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

Newcome Surveying Company
6515 Ballard Road
Nashport, Ohio
740-452-5796

OFFICE COPY
NOT RECORDABLE

Reg. Surveyor No. 7321

