

+/- 2.03 Acre Adjoiner Split of Joseph W. Bauer Lands in Hopewell Township

Situated in the State of Ohio, County of Muskingum, Township of Hopewell, and being part of Section 2, Township 18, Range 15, Congress Lands East of the Scioto River, and being part of the lands presently owned by Joseph W. Bauer as per Official Record 1838, Page 894, and being more particularly described as follows:

Beginning for reference at a concrete monument found at the centerline station 975+00 of Interstate 70, as per Location Plat of said Interstate, recorded in Plat Book 11, Page 52;

Thence leaving said centerline on a course perpendicular to said centerline, South 02 degrees 56 minutes 00 seconds West, 172.35 feet to a point on the Limited Access Line of said Interstate, and the north line of lands presently owned by Joseph W. Bauer, (OR 1838-894);

Thence along said Limited Access Line, South 85 degrees 38 minutes 26 seconds East, 130.63 feet to a point on the northeast corner of said Bauer lands;

Thence along the east line of said Bauer lands, and the right of way line of Ridge Road, (Co. Rd. 34), South 18 degrees 43 minutes 27 seconds East, 79.46 feet to an iron pin set, and the principal place of beginning;

Thence continuing along the right of way of Ridge Road, the following two courses:

- 1.) South 18 degrees 43 minutes 27 seconds East, 54.38 feet to an iron pin set;
- 2.) South 40 degrees 40 minutes 38 seconds East, 142.42 feet to a point on the northeast corner of lands presently owned by Kenneth E. and Marcella M. Bauer, (OR 2676-735), from which an iron pin found bears South 83 degrees 14 minutes 51 seconds East, 1.59 feet;

Thence along the north line of said Bauer lands, North 83 degrees 14 minutes 51 seconds West, 856.13 feet to an iron pin found on the northwest corner of said Bauer lands;

Thence through the lands presently owned by Joseph W. Bauer, (OR 1838-894), the following five courses:

- 1.) North 62 degrees 16 minutes 12 seconds East, 113.36 feet to an iron pin set;
- 2.) North 71 degrees 55 minutes 56 seconds East, 113.19 feet to an iron pin set;
- 3.) South 87 degrees 36 minutes 30 seconds East, 148.63 feet to an iron pin set;
- 4.) South 86 degrees 10 minutes 41 seconds East 199.51 feet to an iron pin set;
- 5.) South 87 degrees 02 minutes 59 seconds East, 184.64 feet to the principal place of beginning, containing 2.03 acres, more or less, and being part of Auditor's Parcel Number 25-70-02-28-000.

Note: The above described tract is not to be used as a separate building site, or an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations.

Appended to the above described tract is a fifty feet wide, augmenting, Ingress, Egress, and Utility Easement, being twenty-five feet right and left of the described centerline as follows:

Situated in the State of Ohio, County of Muskingum, Township of Hopewell, and being part of Section 2, Township 18, Range 15, Congress Lands East of the Scioto River, and being part of the lands presently owned by Joseph W. Bauer as per Official Record 1838, Page 894, and being more particularly described as follows:

Beginning for reference at a concrete monument found at the centerline station 975+00 of

Interstate 70, as per Location Plat of said Interstate, recorded in Plat Book 11, Page 52;

Thence leaving said centerline on a course perpendicular to said centerline, South 02 degrees 56 minutes 00 seconds West, 172.35 feet to a point on the Limited Access Line of said Interstate, and the north line of lands presently owned by Joseph W. Bauer,(OR 1838-894);

Thence along said Limited Access Line, South 85 degrees 38 minutes 26 seconds East, 130.63 feet to a point on the northeast corner of said Bauer lands;

Thence along the east line of said Bauer lands, and the right of way line of Ridge Road,(Co. Rd. 34), South 18 degrees 43 minutes 27 seconds East, 52.56 feet to a point in the centerline of an existing gravel drive, and the principal place of beginning;

Thence along the centerline of said driveway, North 87 degrees 02 minutes 59 seconds West, 178.95 feet to a point;

Thence along the centerline of a field drive, along a non-tangent curve to the left with a delta angle of 77 degrees 30 minutes 03 seconds, an arc length of 34.79 feet, a radius of 25.72 feet, and a chord which bears South 43 degrees 04 minutes 50 seconds West, 32.20 feet to a point on the north line of the above described tract, and the terminus of said easement.

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 Oct. 19, 2016, by Jack D. Newcome, Reg. No. 7321.

**OFFICE COPY
NOT RECORDABLE**

Jack D. Newcome, Reg. No. 7321

10-19-16

Date

DESCRIPTION
APPROVED

By: 10/26/2016

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

10/27/16
Date

Fee Paid





Centerline of Interstate 70

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

10/21/15
Date

Fee Paid

975+00

Concrete Monument Found
at Centerline Station
975+00, as per Location
Plan filed in Plat Book 11,
Page 52.

980+00

SITUATED IN:

State of Ohio, County of Muskingum,
Township of Hopewell, Part of Section 2,
Township 18, Range 15, Congress Lands
East of the Scioto River

BASIS OF BEARINGS

Bearings are based on the Ohio State
Plane Coordinate System, NAD 83, South
Zone, Grid North, as per GPS
observations.

Centerline of
Ridge Road
(Co. Rd. 34)

S 83°14'51"E
1.59'

Centerline of
Morgan Road
(Co. Rd. 123)

REFERENCES:

OR 1838-894
OR 2676-735
Surveys by S.
England
R/W Plans of
Interstate 70

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



Joseph W. Bauer
OR 1838-894

Centerline of Driveway

N 62°16'12"E 113.36'
N 71°55'56"E 113.19'
S 87°36'30"E 148.63'
S 86°10'41"E 174.51'
N 83°14'51"W 856.13'

Joseph W. Bauer
OR 1838-894
+- 2.03 Acres

D=77-30-03
A=34.79'
R=25.72'

S 43°04'50"W 32.20'

S 02°56'00"W 172.35'

S 85°38'26"E 130.63'

N 87°02'59"W 178.95'

S 87°02'59"E 184.64'

50 Ft. Wide Ingress,
Egress, and Utility
Easement

Approved for Transfer
No On-Lot Sewage
Zanesville-Muskingum Co.
Health Department

DESCRIPTION
APPROVED

By: *[Signature]*
10/21/15
Date

Kenneth E. and
Marcella M. Bauer
OR 2676-735

PARCEL NO.

Part of: 25-70-02-28-000 +- 2.03 Acres



OFFICE COPY
NOT RECORDABLE

Jack D. Newcome

Date

Reg. Surveyor No. 7321

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.

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