

25-70-03-13-000

25-70-03-12-000

Description: 3.224 Acres – 375 Black Road, Hopewell, Ohio

Situated in the State of Ohio, County of Muskingum, Township of Hopewell (T-18N, R-15W), being part of the Northeast and Southeast Quarters of Section 3, being land now or formerly owned by Daniel R. Wiley and Angela L. Wiley as recorded in D.V. 1130, Page 87 of Muskingum County Recorder's records, and being more particularly bounded and described as follows:

Beginning at a stone found and held marking the Southwest corner of the Northeast Quarter of Section 3;

Thence S 86°35'47" E, along the South line of the Northeast Quarter of Section 3, a distance of 1530.96' to 5/8" rebar (cap id. "Finley") found and held thereon being in the centerline of Black Road (T.R. 283 – 40') and being the **TRUE PLACE OF BEGINNING** for the parcel herein described;

Thence N 00°33'43" W, along the centerline of Black Road, a distance of 135.34' to a 5/8" rebar set marking a corner of land now or formerly owned by Rose T. Karch as recorded in Book 2409, Page 150 of Muskingum County Recorder's records;

Thence S 81°31'42" E, along a line in the North side of Black Road being a line of said Karch parcel, a distance of 469.00' to a 5/8" rebar set marking a corner of said Karch parcel;

Thence S 74°18'45" E, along a line in the North side of Black Road being a line of said Karch parcel, a distance of 198.27' to a 5/8" rebar set marking a corner of said Karch parcel;

Thence S 03°23'28" W, along a line of said Karch parcel, a distance of 51.40' to a 5/8" rebar set marking a corner thereof being on the South line of the Northeast Quarter of Section 3;

Thence S 03°09'41" W, along a line of said Karch parcel and extending into the Southeast Quarter of Section 3, a distance of 39.60' to a 5/8" rebar found and held marking the Northeast corner of a parcel of land now or formerly owned by DVT Enterprises, LLC. as recorded in Book 2043, Page 933 of Muskingum County Recorder's records;

Thence S 80°23'40" W, along the Northerly line of said DVT Enterprises, LLC. parcel, a distance of 655.57' to a 5/8" rebar (cap id. "Finley") found and held marking a corner thereof being an angle point in the centerline of Black Road;

Thence N 00°33'43" W, along the centerline of said Black Road, a distance of 187.62' to the **TRUE PLACE OF BEGINNING** and containing 3.224 acres of land of which 1.534 acres are contained within the Northeast Quarter of Section 3 and 1.690 acres are contained within the Southeast Quarter of Section 3 as surveyed by James P. Yurkschatt (P.S. 7809) of Campbell and Associates, Inc. on February 12, 2013. All 5/8" rebar set are 30" in length with cap id. "C&A".

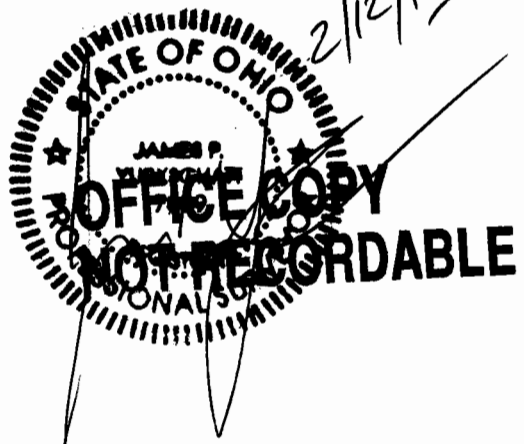
The basis of bearings for this survey is Grid North, Ohio State Plane Coordinate System, South Zone, NAD83(1986).

Property known as: 375 Black Road, Hopewell, Ohio 43746
Parcel #'s 25-70-03-13-000 and 25-70-03-12-000

DESCRIPTION

APPROVED

By: *[Signature]* 2/12/13



25-70-03-13-000 A
25-70-03-12-000 A

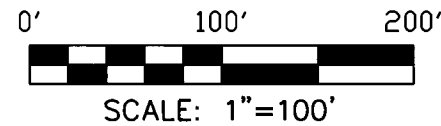
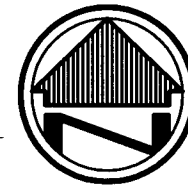
STATE OF OHIO, COUNTY OF MUSKINGUM,
TOWNSHIP OF HOPEWELL (T-18N, R-15W),
BEING PART OF THE NORTHEAST AND THE
SOUTHEAST QUARTER'S OF SECTION 3.

FLOOD INFO

FLOOD ZONE "X" (NOT A FLOOD ZONE)
FIRM 39119C0206G - JULY 6, 2010

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY
IS GRID NORTH, OHIO STATE PLANE
COORDINATE SYSTEM, SOUTH ZONE, NAD83(1986).



RESOURCES

MUSKINGUM COUNTY GIS
MUSKINGUM COUNTY DEEDS AS REFERENCED HEREON
SURVEY BY CLARK E. ANDREWS - MAY, 1980
SURVEY BY TERRY J. FINLEY - AUGUST, 1996

ROSE T. KARCH, TOD
BK. 2409, PG. 150
PARCEL #25-70-03-01-000

ROSE T. KARCH, TOD
BK. 2409, PG. 150
PARCEL #25-70-03-01-000

BLACK ROAD
(T.R. 283) 40'

347.11' Obs. (347.21' Rec.)

DESCRIPTION
APPROVED
By: [Signature] 2/12/13

BLACK RD. (T.R. 283) 40'
TRAPP ROAD

5/8" REBAR
CAP ID. "FINLEY"
FD. & HELD

BLACK RD. (T.R. 283) 40'
S 81°31'42" E 469.00' Rec. Used
Center of Traveled Road

(SECOND PARCEL)
PARCEL #25-70-03-13-000

TOTAL AREA
3.224 ACRES

(1.534 ACRES)
N.E. QTR. SECTION 3
S.E. QTR. SECTION 3
(1.690 ACRES)

DANIEL R. WILEY
AND ANGELA L. WILEY
D.V. 1130, PG. 87
(FIRST PARCEL)
PARCEL #25-70-03-12-000

5/8" REBAR
CAP ID. "FINLEY"
FD. & HELD

DVT ENTERPRISES, LLC.
BK. 2043, PG. 933
PARCEL #25-70-03-10-000

198.27' S 74°18'45" E
Obs. (198.3' Rec.)

S 03°23'28" W
51.40' Rec. Used

S 03°09'41" W
39.60' Rec. Used

5/8" REBAR
FD. & HELD

ROSE T. KARCH, TOD
BK. 2409, PG. 150
PARCEL
#25-70-03-01-000

LEGEND

- | | |
|-------------------------------------|--|
| REC. - RECORD DISTANCE OR ANGLE | T.P.O.B. - TRUE PLACE OF BEGINNING |
| CAL. - CALCULATED DISTANCE OR ANGLE | △ - MAG NAIL SET |
| OBS. - OBSERVED DISTANCE OR ANGLE | ■ - STONE FOUND |
| P.O.B. - PLACE OF BEGINNING | ● - MONUMENT FOUND, SIZE & TYPE AS INDICATED. |
| | ○ - 5/8" REBAR, 30 INCHES IN LENGTH, WITH I.D. CAP C&A SET |

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN
ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY
SURVEYS IN THE STATE OF OHIO AS DESCRIBED IN O.A.C.
CHAPTER 4733-37.

OFFICE COPY
NOT RECORDABLE

JAMES P. YURKSCHATT
CAMPBELL & ASSOCIATES, INC.
REG. NO. 7809

2/12/13
DATE



Field Book: BD
Date: FEB. 2013
Drawn By: DG
Checked By: JY
Scale: 1" = 100'
No. 20120285

PLAT OF SURVEY
375 BLACK ROAD
HOPEWELL, OHIO 43746

1923 Bailey Road, Suite A
Cuyahoga Falls, Ohio 44221
(330) 945-4117
www.campbellsurvey.com

