

DESCRIPTION

Situated in Hopewell Township, Muskingum County, State of Ohio and being a part of the East half of Section 7 in the Second Quarter of Township 18 North, Range 15 West, more fully described as follows:

Commencing for a point of reference at a found railroad spike marking the center of Section 7 in the paved portion of Mt. Perry Road (Co. Rd. 30);

thence N 89° 43' 02" E along the Southerly line of the Northeast Quarter of Section 7 a distance of 952.96 feet to a point on the Southerly projection of the East line of the lands of Sharon Porter (05610082), said point being the True Point of Beginning of the herein described tract;

thence N 0° 23' 17" W along said projection and the Easterly line of Sharon Porter lands and the Easterly line of Sharon L. Dorsey lands (11350873) a distance of 463.73 feet to a point marked by a set iron pin and being the Northeast corner of said Dorsey lands, also being a Northwest corner of subject title lands;

thence N 89° 36' 43" E along the line common to the lands of Lynnell Hankinson (20500780) and subject title lands a distance of 1602.50 feet to a point marked by a found iron pin, passing a found iron pin at 817.91 feet and passing a post at 1593.36 feet as called in Exhibit A in the title of G. Dennis Porter (19610544);

thence S 1° 18' 39" E along the line common to the lands of Brent E. and Ann E. Iden (20660490) and subject title lands a distance of 466.75 feet to a point marked by a found, disturbed iron pin;

thence S 1° 42' 37" E along the line common to the lands of Terry and Pamela Yost (11080533) and subject title lands a distance of 100.00 feet to a point marked by a set iron pin;

thence S 89° 36' 43" W and severing subject title lands a distance of 1612.32 feet to a point marked by a set iron pin on the Southerly projection of said Sharon Porter lands, passing a set iron pin at 975.32 feet;

thence N 0° 23' 17" W along said Southerly projection a distance of 102.93 feet to the True Point of Beginning.

Containing 20.9067 acres as surveyed by Kenneth C. Varner, Reg. Surveyor No. 4508 in August, 2007.

Part of Auditors Parcel No. 25770714000 - 10.4324 acres
Part of Auditors Parcel No. 25770711000 - 10.4743 acres

Subject to all valid and existing building and other restrictions and conditions of record, to all valid and existing zoning laws, ordinances and resolutions, to all valid and existing easements of record.

Also granted is an Ingress and Egress Easement to provide access from Mt. Perry Road (Co. Rd. 30) to the above described 20.9067 acre tract. This Easement shall be a strip of land 25.00 feet in width, lying 12.50 feet on each side of the following described center line. Where the strip ends or begins on a diagonal line, the side lines must be extended or shortened to terminate on the diagonal line.

Situated in Hopewell Township, Muskingum County, State of Ohio and being a part of the East half of Section 7 in the Second Quarter of Township 18 North, Range 15 West, more fully described as follows:

Commencing for a point of reference at a found railroad spike marking the center of Section 7 in the paved portion of Mt. Perry Road (Co. Rd. 30);

thence S 1° 18' 02" E along the West line of the Southeast Quarter of Section 7 and the center line of Mt. Perry Road, a distance of 5.98 feet to the True Point of Beginning of the herein described center line;

thence S 78° 10' 56" E across the lands of Knox Energy, Inc. (18290127), a distance of 358.29 feet to a point on the Northeasterly line of Knox Energy, Inc., said point bears N 29° 57' 23" W a distance of 23.30 feet from an angle point in the Easterly property lines of Knox Energy, Inc.;

thence S 75° 43' 28" E across subject title lands a distance of 444.26 feet to a point which bears N 88° 31' 35" W a distance of 75.90 feet from a found iron pin marking the Northwest corner of the lands of Pamela J. Porter (10400023);

thence N 51° 42' 03" E a distance of 204.59 feet to the termination point on the West line of the above described 20.9067 acres, said point bears N 0° 23' 17" W a distance of 15.84 feet from a set iron pin marking the Southwesterly corner of said 20.9067 acre tract.

Reference is made to the title of Knox Energy, Inc. (18290127), which is subject to a roadway easement.

Bearings are based on the North line of this 20.9067 acre tract being N 89° 36' 43" E as called in the title of George Dennis Porter (16510929).

Iron pins set are $\frac{5}{8}$ inch x 30 inch rebar with plastic I.D. caps marked KCV 4508.

Source of Title:

George Dennis Porter

Book 1651, Pg 929, Muskingum County Deed Records

G. Dennis Porter

Book 1961, Pg. 544, Muskingum County Deed Records

APPROVED FOR CLOSURE

[Signature] 9/5/2007

OFFICE COPY
RECEIVED BY
NOT RECORDED
Aug 24 2007

EXEMPT FROM
PLANNING COMMISSION

[Signature] 9/5/2007

Plat of Survey for Dennis Porter
Hopewell Twp. - Muskingum Co.
State of Ohio

Section 7 - Second Qtr. - T18N-R15W

- = Iron Pin Found
- ⊕ = Railroad Spike Found
- = Iron Pin Set
- 5/8" X 30" rebar capped KCU4508
- = Unmarked Point

Scale 1 inch = 300 feet

0 50 100 200 300 400 500 600 700 800

Not in Flood Zone

390425 - 0100 C 6/3/88

Bearings are based on the North
Line of this tract being
N 89° 36' 43" E as called in
the title of George Dennis
Porter 16510929.

Source of Title

George Dennis Porter BK. 1651 Pg. 929

G. Dennis Porter BK. 1961 Pg. 544

Muskingum County Deed Records

Part of Aud. Par. No. 25770714000 - 10.4324 Ac.

Part of Aud. Par. No. 25770711000 - 10.4743 Ac.