

25-85-15-05-004

+/- 1.37 Acre Split of Towne Krier Limited Lands

Situated in the State of Ohio, County of Muskingum, Township of Hopewell, and being part of the Northwest Quarter of Section 15, Township 18, Range 15, Congress Lands East of the Scioto River, and being part of the lands presently owned by Towne Krier Limited, as per Official Record 2017, page 747, and being more particularly described as follows:

Beginning for reference at point at the northwest corner of Section 15, Township 18, Range 15, Congress Lands East of the Scioto River, from which an iron pin found bears South 71 degrees 43 minutes 46 seconds East, 18.68 feet;

Thence along the centerline of South Hopewell Road and the section line, South 04 degrees 35 minutes 32 seconds East, 212.82 feet to a PK nail set, on the southwest corner of lands presently owned by Rachel K. Ashworth, (OR 2855-808), and the principal place of beginning;

Thence along the south lines of said Ashworth lands the following two courses:

- 1.) South 86 degrees 35 minutes 54 seconds East, 91.46 feet to a point from which an iron pin found bears North 40 degrees 45 minutes 44 seconds West, 7.79 feet;
- 2.) North 74 degrees 34 minutes 29 seconds East, 70.91 feet to a point, on the south west corner of lands presently owned by Gathering Place of Licking County LLC, (OR 2691-220) from which an iron pin found bears North 05 degrees 51 minutes 12 seconds West, 6.00 feet;

Thence along the south line of said Gathering lands, North 74 degrees 36 minutes 04 seconds East, 206.55 feet to a point;

Thence through the lands presently owned by Towne Krier Limited, (OR 2017-747), South 32 degrees 29 minutes 54 seconds East, 49.72 feet to a point in the Coopermill Road, (Co. Rd. 71), on the south line of said Towne Krier lands, passing iron pins found at 4.77, and 43.65 feet;

Thence along a line in the road, South 49 degrees 16 minutes 38 seconds West, 478.94 feet to a point in the centerline of South Hopewell Road, (Twp. Rd. 29), and on the section line;

Thence along the centerline and said section line, North 04 degrees 30 minutes 04 seconds West, 286.99 feet to the principal place of beginning, containing 1.37 acres, more or less, and being part of Auditor's Parcel Number 25-85-15-05-002.)

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 an assumed North meridian.

This description is written based on a field survey completed August 22, 2019, by Jack D. Newcome, Reg. No. 7321.

OFFICE COPY

NOT RECORDABLE

Jack D. Newcome, Reg. No. 7321

DESCRIPTION

APPROVED

By: 9/14/2019



8-30-19
Date
APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date

Fee Paid