

November 13, 2009

**DESCRIPTION OF 2.4780 ACRES
EAST OF LODGE ROAD (COUNTY ROAD 21)
NORTH OF NORWICH DRIVE
UNION TOWNSHIP, MUSKINGUM COUNTY, OHIO**

Situated in the State of Ohio, County of Muskingum, Union Township, Section 7, Township 1, Range 5 and being 2.4780 acres of land, 2.3111 acres of which is located in that 14.509 acre tract as described in a deed to Del Kevin Hughes and Marsha A. Hughes, of record in Deed Volume 1132, Page 708 (Auditor's Parcel No. 66-15-01-18-000) and 0.1669 acre is located in that 2.5265 acre tract as described in a deed to Kevin D. and Marsha Hughes, of record in Deed Volume 731, Page 39 (Auditor's Parcel No. 66-15-01-19-001), all references herein being to the records located at the Recorder's Office, Muskingum County, Ohio and being more particularly described as follows;

Beginning **FOR REFERENCE** at a 5/8" iron pin found at the Northwestern corner of the Northeasterly Quarter of said Section 7, Thence North 89° 37' 47" East, along the northerly line of said Section 7, a distance of 25.74 feet to a point in the centerline of Lodge Road (County Road 21), said point also being the northwesterly corner of said 14.509 acre tract and the southwesterly corner of a 0.68 acre tract of land as described in a deed to Ricky William Neff, of record in Deed Volume 944, Page 22; Thence North 89° 37' 47" East, continuing along the northerly line of said Section 7, the northerly line of said 14.509 acre tract and the southerly line of said 0.68 acre tract, a distance of 194.59 feet to an iron pin set and being the **TRUE PLACE OF BEGINNING**;

Thence **North 89° 37' 47" East**, continuing along the northerly line of said Section 7, the northerly line of said 14.509 acre tract, the southerly line of said 0.68 acre tract and the southerly line of a 10.7 acre tract as described in a deed to William and Joan Neff, of record in Deed Volume 623, Page 148, a distance of **273.98 feet** to an iron pin set;

Thence **South 00° 22' 13" East**, through said 14.509 acre tract, with a new line of division, a distance of **267.64 feet** to an iron pin set on the northerly line of said 2.5265 acre tract;

Thence **South 29° 52' 06" West**, through said 2.5265 acre tract, with a new line of division, a distance of **174.09 feet** to an iron pin set on the westerly line of said 2.5265 acre tract;

Thence through said 14.509 acre tract, with new lines of division the following courses;

1. **South 89° 37' 47" West**, a distance of **186.30 feet** to an iron pin set;
2. **North 00° 22' 13" West**, a distance of **418.05 feet** to the **TRUE PLACE OF BEGINNING** and containing **2.4780 acres** of land.

Bearings herein are based on the northerly line of the northeasterly quarter of Section 7 being North 89° 37' 47" East as cited in Deed Volume 1132, Page 708.

Iron Pins set consist of a 5/8" x 30" rebar with a plastic cap inscribed "Jon B. Adcock, S-8461."

This description was prepared by American Land Surveyors, LLC by Jon B. Adcock, P.S. No. 8461 and is based on a field survey performed in October, 2009.

2.3111 acres of said 2.4780 acre tract is located in Auditor's Parcel No. 66-15-01-18-000, leaving a net acreage of 10.8687 acres in this parcel.

0.1669 acre of said 2.4780 acre tract is located in Auditor's Parcel No. 66-15-01-19-001, leaving a net acreage of 2.3596 acres in this parcel.

**OFFICE COPY
NOT RECORDABLE**
Jon (Bert) Adcock, P.S. No. 8461

11/13/09
Date



DESCRIPTION
APPROVED
By: *[Signature]*

**APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**

[Signature]
Date

Fee Paid

November 2, 2009

**DESCRIPTION OF A PERPETUAL 50 FOOT
WIDE INGRESS/EGRESS EASEMENT
LOCATED ACROSS A 14.509 ACRE TRACT
EAST OF LODGE ROAD (COUNTY ROAD 21)
NORTH OF NORWICH DRIVE
UNION TOWNSHIP, MUSKINGUM COUNTY, OHIO**

Situated in the State of Ohio, County of Muskingum, Union Township, Section 7, Township 1, Range 5 and being located in that 14.509 acre tract of land as described in a deed to Del Kevin Hughes and Marsha A. Hughes, of record in Deed Volume 1132, Page 708, all references herein being to the records located at the Recorder's Office, Muskingum County, Ohio and being more particularly described as follows;

Beginning **FOR REFERENCE** at a point in the centerline of Lodge Road (County Road 21), being a point on the northerly line of the northeasterly quarter of Section 7 and the northwesterly corner of said 14.509 acre tract and bearing North 89° 37' 47" East, a distance of 25.74 feet from the northwesterly corner of the northeasterly quarter of said Section 7; Thence North 89° 37' 47" East, along the northerly line of said Section 7 and the northerly line of said 14.509 acre tract, a distance of 194.59 feet to an iron pin at the northwesterly corner of a new 2.4780 acre tract of land of which benefits from this ingress/egress easement; Thence South 00° 22' 13" East, along the westerly line of said 2.4780 acre tract, a distance of 418.05 feet to an iron pin and the **TRUE PLACE OF BEGINNING**;

Thence North 89° 37' 47" East, along the southerly line of said 2.4780 acre tract, a distance of 87.27 feet to a point;

Thence through said 14.509 acre tract the following courses;

1. South 54° 40' 30" West, a distance of 234.19 feet to a point on the easterly right-of-way line of said Lodge Road (40 feet in width – AKA Co. Rd. 21);
2. North 13° 13' 14" West, along said right-of-way line, a distance of 17.64 feet to a point;
3. North 33° 08' 01" West, continuing along said right-of-way line, a distance of 33.68 feet to a point;

Thence North 54° 40' 30" East, a distance of 154.73 feet to the **TRUE PLACE OF BEGINNING**;

Bearings herein are based on the northerly line of the northeasterly quarter of Section 7 being North 89° 37' 47" East as cited in Deed Volume 1132, Page 708.

This description was prepared by American Land Surveyors, LLC by Jon B. Adcock, P.S. No. 8461 and is based on a field survey performed in October, 2009.

**OFFICE COPY
NOT RECORDABLE**

Jon B. Adcock, P.S. No. 8461

11/2/09
Date

ROBERT E. HUGHES
VOL. 1133, PG. 370
36.847 ACRES

DEL KEVIN AND MARSHA A. HUGHES

VOL. 1132, PG. 708
14.509 ACRES - (DEED)
-1.3292 ACRES - (BK. 1604, PG. 839)
-2.3111 ACRES (THIS SURVEY)
10.8687 ACRES (REMAINDER)

PARCEL No. 66-15-01-18-000

PARCEL No. 66-15-01-19-001

KEVIN D. AND MARSHA HUGHES

VOL. 731, PG. 39
2.5265 ACRES
-0.1669 ACRE (THIS SURVEY)
2.3596 ACRES (REMAINDER)

PARCEL No. 66-15-01-18-000

Approved For Transfer
On Lot Sewage Proposed
Date 12/12/09

Zanesville-Muskingum County
Health Department

ROBERT E. HUGHES
VOL. 1086, PG. 621
2.713 ACRES

TODD J. BEISSER
BK. 1604, PG. 839
1.3292 ACRES

BEARINGS HEREON ARE BASED ON THE NORTHERLY
LINE OF THE NORTHEASTERLY QUARTER OF SECTION
7 BEING N 89° 37' 47" EAST AS CITED IN DEED
VOLUME 1132, PAGE 708.

NOTES:

1. ALL PERTINENT DOCUMENTS USED FOR
THIS BOUNDARY SURVEY ARE AS
SHOWN HEREON.
2. IN GENERAL, ALL EVIDENCE OF
OCCUPATION FOUND ALONG BOUNDARY
LINES AGREES WITH THE LINES CITED IN
THE DEEDS.

PLAT OF SURVEY

2.4780 ACRE TRACT
SECTION 7, TOWNSHIP 1, RANGE 5
UNION TOWNSHIP, MUSKINGUM COUNTY, OHIO

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS
BASED ON AN ACTUAL FIELD SURVEY PERFORMED
IN OCTOBER, 2009 AND MEETS ALL OF THE
REQUIREMENTS FOR A BOUNDARY SURVEY AS SET
FORTH IN THE OHIO ADMINISTRATIVE CODE
CHAPTER 4733-37

OFFICE COPY
NOT RECORDABLE
JON B. ADCOCK
OHIO REG. No. 11/2/09
DATE

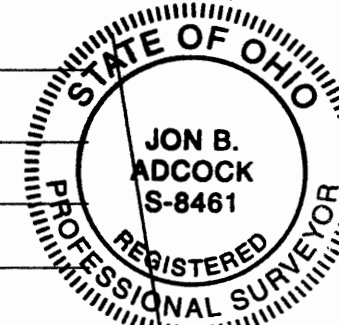
"The undersigned grantee(s) hereby acknowledge(s) that (he,
she, they) understand that the premises described herein is
located upon a non-dedicated private street. Further, the
grantee(s) understand that no government body is
responsible for care and maintenance of said private
street." (Addition)

GRANTEE (PRINTED)

GRANTEE SIGNATURE

GRANTEE (PRINTED)

GRANTEE SIGNATURE



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ALS AMERICAN
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on
Excellence*

FIELD	DRAFT	CHECK
BA	BA	BA
JOB NO.:	09-016	
DATE:	NOVEMBER 2, 2009	
SCALE:	1"=100'	
SHEET NO.:	1/1	

WILLIAM AND JOAN NEFF
VOL. 623, PG. 148
10.7 ACRES

FENCE 2.5'
NORTH OF LINE

OLD WOVEN FENCE
ALONG LINE

2.4780 ACRES

2.3111 ACRES

TRUE PLACE OF BEGINNING
2.4780 ACRE TRACT

N00° 22' 13"W 418.05'

FENCE 5.0'
NORTH OF LINE

PARCEL No. 66-15-01-18-000

N.W. COR. OF 14.509 ACRE TRACT
REFERENCE POINT - 50' WIDE
PERPETUAL INGRESS/EGRESS EASEMENT

REFERENCE POINT
2.4780 ACRE TRACT
N.W. COR. OF THE N.E. 1/4
OF SECTION 7, T-1, R-5

HUGH P. AND ELIZABETH C. RYAN
VOL. 930, PG. 195
37-5/100 ACRES

LODGE RD. (40' R/W)
(CO. RD. 21)