

66-60-04-14-000

Situated in Lot 3 in the 4th Quarter of Township 1 North, Range 5 West of the United States Military Lands, Union Township, Muskingum County, Ohio (and also being all of the property conveyed to Aaron M. Snell by a deed recorded in Deed Book 2582, page 20, Aud. Par. #66-60-04-14-000, all) and being further bounded and described as follows:

Beginning for a point of reference at the Northeast corner of the aforementioned Lot 3;

thence North 89° 30' 35" West, along the north line of said Lot 3 and along the south line of Fractional Section 12 in the 1st Quarter of Township 1 North, Range 5 West of the United States Military Lands, Union Township, Muskingum County, Ohio, a distance of 985.47 feet to a $\frac{5}{8}$ inch rebar found;

thence South 00° 50' 51" West, along the east line of a tract conveyed to Craig D. Clapper by a deed recorded in Deed Book 1578, page 800 and passing a $\frac{5}{8}$ inch rebar found at a distance of 1142.40 feet, a total distance of 1167.40 feet to a point in the center of Shady Grove Road;

thence North 64° 40' 47" West, along the center of Shady Grove Road, a distance of 7.39 feet to a point;

thence North 66° 56' 41" West, along the center of Shady Grove Road and along the north line of a tract conveyed to Lisa L. Gross by a deed recorded in Deed Book 2372, page 517, a distance of 109.53 feet to a point, **said point being the true place of beginning of this tract;**

thence South 15° 34' 51" West, along the west line of the aforementioned Gross tract and passing a $\frac{5}{8}$ inch rebar found at a distance of 26.62 feet, a total distance of 87.74 feet to a $\frac{5}{8}$ inch rebar found;

thence South 78° 24' 11" West, along a line of the aforementioned Gross tract a distance of 362.48 feet to a $\frac{5}{8}$ inch rebar found;

thence North 78° 56' 15" West, along the north line of a tract conveyed to Joseph E. Yaw by a deed recorded in Deed Book 741, page 54, a distance of 136.80 feet to an iron pin set;

thence North 07° 09' 34" East, along the east line of a tract conveyed to Dennis E. Snell and Barbara Snell by a deed recorded in Deed Book 1027, page 167 and passing an iron pin set at a distance of 289.62 feet, a total distance of 314.62 feet to a point in the center of Shady Grove Road;

thence South 67° 08' 32" East, along the center of Shady Grove Road a distance of 15.93 feet to a point;

thence South 69° 53' 43" East, along the center of Shady Grove Road and along the south line of the aforementioned Clapper tract, a distance of 368.88 feet to a point;

thence South 66° 53' 31" East, along the center of Shady Grove Road and along the south line of the aforementioned Clapper tract a distance of 122.44 feet to the place of beginning.

Containing 2.4842 acres, subject to all legal road right of way and any valid and existing easements, restrictions, leases or other conditions of record.

The bearings shown on this plat are based on the bearings in a deed to Lisa L. Gross as recorded in Deed Book 2372, page 517. Pertinent documents used to prepare this legal description are all deeds mentioned; tax map; a survey plat prepared by Raymond

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M. Roberts, Reg. Surv. #5803 dated August 6, 1988; and a survey plat prepared by Joseph J. Spilker, Reg. Surv. #5862 for Craig Clapper, dated March 27, 1999. All iron pins described as set are $\frac{5}{8}$ inch diameter, 30 inches long, solid, reinforcing bars with plastic identification caps. All mention of Deed Books refer to records on file in the Muskingum County Recorder's Office.

This description was prepared by Harold W. Hitchens, Jr., Reg. Surv. #6751, from an actual field survey made under my supervision during June of 2015.

OFFICE COPY
NOT RECORDABLE
Harold W. Hitchens, Jr., Reg. Surv. #6751
Hitchens & Associates
June 9, 2015

job #4838-04-15

DESCRIPTION
APPROVED
By: *[Signature]* 6/15/2015



66-60-04-14-000 B

Boundary Survey

for

Aaron M. Snell

Situated in Lot 3 in the 4th Qtr. of T 1N, R 5W, U.S.M.L.
Union Township, Muskingum County, Ohio

Being all of the property conveyed to Aaron M. Snell
by a deed recorded in Deed Book 2582, page 20.
(Aud. Par. #66-60-04-14-000, all)

Lester L. Mallett
& Mary A. Mallett
D.B. 600 - 1

Lisa L. Gross
D.B. 2372 - 517

DESCRIPTION
APPROVED

By: *[Signature]* 6/11/2015

Craig D. Clapper
D.B. 1578 - 800

Joseph E. Yaw
D.B. 741 - 54

**2.4842
Acres**

Carl Clapper
D.B. 2183 - 455

Dennis E. Snell
& Barbara Snell
D.B. 1027 - 167

Legend

○ - Iron Pin Found, 5/8" rebar
(unless shown otherwise)

● - Iron Pin Set, 5/8" x 30" rebar
(with plastic identification cap)

Bearing Reference

The bearings shown on this plat are based on the bearings in
the deed to Lisa L. Gross as recorded in deed Book 2372, page
517.

Pertinent Documents

Pertinent documents used for this survey are all deeds shown;
tax map; a survey plat prepared by Raymond M. Roberts, Reg.
Surv. #5803 dated August 6, 1988; and a survey plat prepared
by Joseph J. Spilker, Reg. Surv. #5862 for Craig Clapper, dated
March 27, 1999.

Certification

I hereby certify this plat to be true and accurate
based on an actual field survey made under my
supervision during June of 2015.

**OFFICE COPY
NOT RECORDABLE**

Harold W. Hitchens, Jr., Reg. Surv. #6751
June 09, 2015.

Drawn By: HWH III
JN:4838-04-15



Civil Engineers & Surveyors

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