

Survey Split of Stephen T. Addis and Ann M. Tansel Lands in Union Township, Muskingum County

Situated in the State of Ohio, County of Muskingum, Township of Union, part of the Northeast Quarter of Quarter Township 4, and being part of Military Lot 10, Township 1, Range 5, United States Military Lands, and being part of the lands presently owned by Stephen T. and Ann. M. Addis, as per Official Record 2337, Page 96, and being more particularly described as follows:

Beginning for reference at the southwest corner of Military Lot 10, Township 1, Range 5, United States Military Lands;

Thence, (by previous survey), along the west line of said Lot 10, North 02 degrees 39 minutes 20" East, 767.73 feet to a point in Sunflower Road, (Co. Rd. 65, R\W 60'), and being the northwest corner of lands presently owned by Nick Welch, (OR 2687-95), and the principal place of beginning;

Thence along said quarter section line and on the west line of lands presently owned by Stephen T. and Ann M. Addis, (OR 2337-96), North 02 degrees 39 minutes 20 seconds East, 200.34 feet to a point on the southwest corner of lands also presently owned by Stephen T. Addis and Ann Marie Tansel, (OR 1928-40);

Thence along the south line of said Addis and Tansel lands, South 82 degrees 52 minutes 53 seconds East, 505.44 feet to an iron pin found, passing an iron pin found 25.44 feet;

Thence through said Addis and Tansel lands the following four courses;

- 1.) North 63 degrees 11 minutes 52 seconds East, 85.38 feet to an iron pin found;
- 2.) North 72 degree 33 minutes 21 seconds East, 119.59 feet to an iron pin found;
- 3.) South 86 degrees 08 minutes 37 seconds East 99.39 feet to an iron pin found;
- 4.) South 01 degrees 30 minutes 58 seconds West, 123.59 feet to an iron pin found on the north line of said Addis lands, (OR 2337-96);

Thence through said Addis lands, South 02 degrees 38 minutes 56 seconds West, 118.72 feet to an iron pin found on the north line of said Welch lands;

Thence along the north line of said Welch lands, North 87 degrees 19 minutes 28 seconds West, 792.39 feet, (passing an iron pin found at 762.24 feet), to the principal place of beginning, containing 3.54 acres, more or less, and being part of Auditor's Parcel Numbers 66-90-04-02-000, (+- 2.97 Acres), and 66-90-04-02-004, (+- 0.57 Acres);

Appended to the above described tract is an augmenting Ingress, Egress, Utility Easement being approximately fifty feet wide and being more particularly described as follows:

Situated in the State of Ohio, County of Muskingum, Township of Union, part of the Northeast Quarter of Quarter Township 4, and being part of Military Lot 10, Township 1, Range 5, United States Military Lands, and being part of the lands presently owned by Stephen T. Addis and Ann. M. Tansel, as per Official Record 1928, Page 40, and being more particularly described as follows:

Beginning for reference at the southwest corner of Military Lot 10, Township 1, Range 5,

United States Military Lands;

Thence, (by previous survey), along the west line of said Lot 10, North 02 degrees 39 minutes 20" East, 767.73 feet to a point in the centerline of Sunflower Road, (Co. Rd. 65, R\W 60'), and being the northwest corner of lands presently owned by Nick Welch, (OR 2687-95);

Thence along said west line and on the west line of lands presently owned by Stephen T. and Ann M. Addis, (OR 2237-96), North 02 degrees 39 minutes 20 seconds East, 200.34 feet to a point, in said road, and the principal place of beginning;

Thence continuing along said west line, North 02 degrees 41 minutes 38 seconds East, 49.62 feet to a point on the southwest corner of lands presently owned by Jeffrey L. and Kimberly K. Johnson, (OR 2732-262);

Thence along the south line of said Johnson lands, South 83 degrees 00 minutes 50 seconds East, 501.75 feet to an iron pin found on the southwest corner of lands presently owned by Stephen T. Addis and Ann Marie Tansel, (OR 1928-40), passing an iron pin found at 23.76 feet;

Thence through said Addis and Tansel lands the following seven courses:

- 1.) North 57 degrees 03 minutes 42 seconds East, 61.33 feet to a point;
- 2.) North 72 degrees 23 minutes 43 seconds East, 133.10 feet to a point;
- 3.) South 86 degrees 24 minutes 13 seconds East, 113.76 feet to an iron pin set;
- 4.) South 01 degrees 24 minutes 31 seconds West, 49.99 feet to an iron pin found;
- 5.) North 86 degrees 08 minutes 37 seconds West, 99.38 feet to an iron pin found;
- 6.) South 72 degrees 33 minutes 21 seconds West, 119.59 feet to an iron pin found;
- 7.) South 63 degrees 11 minutes 52 seconds West, 85.38 feet to an iron pin found on the north line of lands presently owned by said Stephen T. and Ann Marie Addis, (OR 2337-96);

Thence along the north line of said Addis lands, North 82 degrees 52 minutes 53 seconds West, 505.44 feet to the principal place of beginning, passing an iron pin found at 480.00 feet, containing 0.93 acres, more or less.

Attached to this legal description is a copy of the Easement Maintenance Agreement.

Appended to the above described tract is an augmenting easement for the use of a sewage treatment area, and being described as follows:

Beginning for reference at an iron pin found on the northeast corner of the above described 3.54 acre tract;

Thence along the north line of said 3.54 acre tract, North 86 degrees 08 minutes 37 seconds West, 18.63 feet to a point and the principal place of beginning;

Thence continuing along the north lines of said 3.54 acre tract, the following two courses:

- 1.) North 86 degrees 08 minutes 37 seconds West, 81.41 feet to an iron pin found;
- 2.) South 72 degrees 33 minutes 21 seconds West, 68.01 feet to a point;

Thence North 27 degrees 01 minutes 42 seconds West, 13.60 feet to a point on the south line of a gravel drive;

Thence along the south line of said gravel drive the following four courses:

- 1.) North 70 degrees 04 minutes 52 seconds East, 36.77 feet to a point;
- 2.) North 79 degrees 14 minutes 02 seconds East, 42.56 feet to a point;

- 3.) North 88 degrees 44 minutes 07 seconds East, 41.86 feet to a point;
- 4.) South 61 degrees 21 minutes 26 seconds East, 38.81 feet to the principal place of beginning, containing 0.04 acres, more or less.

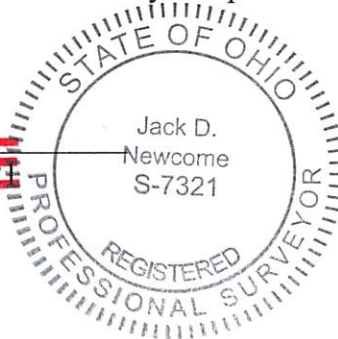
Subject to all legal recorded easements and right of ways.

Iron pins set are 5/8 inch rebars, 30 inches long, with plastic identification caps.

Bearings are based on the Ohio State Plane Coordinate System, NAD 83(2011), South Zone, Grid North, as per GPS observations, all distances shown are grid distances.

This description is written based on a field survey completed May 23, 2025 by Jack D. Newcome, Reg. No. 7321.

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NOT RECORDABLE



5-26-25
Date

DESCRIPTION

APPROVED

By: D.M. Bernhard

6-12-2025

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

6/11/25
DATE

SITUATED IN:

Bearings are based on the Ohio State Plane Coordinate System,
NAD 83(2011), South Zone, Grid North, as per GPS
observations, all distances shown are grid distances.

All deed records shown on this plat, and previous survey by
Richard Max Graves

Stephen T. Addis and
Ann Marie Tansel
OR 1928-40

Stephen T. Addis and
Ann Marie Tansel
OR 1928-40

Stephen T. and Ann M. Addis
OR 2337-96
±3.54 Acres

Part of: 66-90-04-02-000
±2.97 Acres
(±0.17 ac. in R/W Co. Rd. 65)

Nick Welch
OR 2687-95

- Iron Pin Set $\frac{5}{8}$ " rebar 30" long
- Iron Pin Found $\frac{5}{8}$ " rebar
- ◐ Iron Pin Fd. capped "Graves"
- ▲ Iron Pin Fd. capped "Bowman"

LINE	BEARING	DISTANCE
E1	N 27°01'42" W	13.60'
E2	N 70°04'52" E	36.77'
E3	N 79°14'02" E	42.56'
E4	N 88°44'07" E	41.86'
E5	S 61°21'26" E	38.81'
E6	N 86°08'44" W	81.41'
E7	S 72°33'23" W	68.01'

Stephen T. Addis and
Ann Marie Tansel
OR 1928-40

Stephen T. and
Ann M. Addis
OR 2337-96

APPROVED

By: D.M. Barnhart
6-12-2025

0 100 200

Graphic Scale in feet: 1" = 100'

Newcome Surveying Company
6515 Ballard Road
Nashport, Ohio 43830
740-452-5796

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DATE _____

Jack D.
Newcome
S-7321

OFFICE COPY
 Jack D. Newcome 5-26
 NOT RECORDED
 Jack D. Newcome Dat.

Reg. Surveyor No. 7321