

DEED DESCRIPTION

177.491 ACRES

DAVID H. and JEAN T. MURRAY PROPERTY  
AUDITOR'S PARCEL # 17-04-01-29-000 {entire}  
AUDITOR'S PARCEL # 17-04-01-33-000 {entire}  
AUDITOR'S PARCEL # 17-04-01-33-001 {entire}  
AUDITOR'S PARCEL # 17-15-01-04-000 {part}

BEING A PART OF BANK LOTS 12, 13 AND 16, WITHIN QUARTER TOWNSHIP 1, TOWNSHIP 1 NORTH, RANGE 8 WEST, UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO [ALSO BEING A PART OF THE DAVID H. and JEAN T. MURRAY PROPERTY OF DEED BOOK 1080, PAGE 127, DEED BOOK 1061, PAGE 626 and DEED BOOK 613, PAGE 146, ALL OF THE MUSKINGUM COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET MARKING THE NORTHWEST CORNER OF BANK LOT 16 [ALSO BEING THE SOUTHWEST CORNER OF THE RUSSELL M. and MARIE J. BOLIN PROPERTY OF DEED BOOK 1002, PAGE 246];

THENCE S 87° 49' 57" E 372.79 FEET, IN THE NORTH LINE OF BANK LOT 16 AND IN THE SOUTH BOUNDARY OF THE AFORESAID "BOLIN" PROPERTY, TO A POINT IN THE CENTER-LINE OF AN EXISTING CREEK, A.K.A. BARTLETT RUN [SAID "POINT" BEARS N 62° 59' 30" W 33.93 FEET FROM AN EXISTING REFERENCE IRON PIN. SAID "POINT" ALSO MARKS THE NORTHWEST CORNER OF A CERTAIN 6.56 + - ACRE TRACT OF THE JOHN W. MORRISON PROPERTY OF OFFICIAL RECORD BOOK 2379, PAGE 634], PASSING AN IRON PIN SET AT 332.79 FEET;

THENCE, LEAVING THE NORTH LINE OF BANK LOT 16 AND THE AFORESAID "BOLIN" PROPERTY, THE FOLLOWING EIGHTEEN [18] COURSES ARE TO POINTS IN THE CENTER-LINE OF SAID "BARTLETT RUN":

COURSE #1 = S 23° 14' 10" E 250.38 FEET;

COURSE #2 = S 31° 34' 06" W 86.13 FEET;

COURSE #3 = S 28° 55' 53" E 66.85 FEET {THE NORTHWEST CORNER OF A CERTAIN 8.39 + - ACRE TRACT OF THE AFORESAID "JOHN W. MORRISON" PROPERTY} [SAID "POINT" ALSO BEARS N 86° 11' 03" W 17.00 FEET FROM AN EXISTING REFERENCE IRON PIN];

COURSE #4 = S 5° 43' 08" W 14.98 FEET

COURSE #5 = S 3° 09' 23" W 136.74 FEET;

COURSE #6 = S 16° 56' 10" W 87.29 FEET;

COURSE #7 = S 21° 09' 22" E 213.78 FEET;

COURSE #8 = S 9° 57' 26" W 61.87 FEET TO A POINT MARKING THE SOUTHWEST CORNER OF THE AFORESAID "MORRISON" 8.39 + - ACRE TRACT AND THE NORTHWEST CORNER OF A CERTAIN 5.54 + - ACRE TRACT OF THE PROPERTY OF DAVID H. and JEAN T. MURRAY OF DEED BOOK 1080, PAGE 127 [SAID "POINT" BEARS N 86° 11' 47" W 30.00 FEET FROM AN EXISTING REFERENCE IRON PIN];

{ THE FOLLOWING TEN COURSES IN THE WEST BOUNDARY OF THE AFORESAID "MURRAY" "5.54 ACRE TRACT" }

COURSE #9 = S 9° 57' 19" W 108.60 FEET;

COURSE #10 = S 2° 19' 21" W 117.51 FEET;

COURSE #11 = S 81° 55' 30" E 81.49 FEET;

COURSE #12 = S 13° 25' 27" E 47.75 FEET;

COURSE #13 = S 51° 57' 40" W 59.62 FEET;

COURSE #14 = S 16° 35' 54" E 89.97 FEET;

COURSE #15 = S 62° 22' 59" E 56.74 FEET;

COURSE #16 = N 5° 50' 52" E 74.31 FEET;

COURSE #17 = S 76° 51' 35" E 43.20 FEET;

COURSE #18 = S 7° 09' 45" E 10.27 FEET;

THENCE, LEAVING "BARTLETT RUN", S 87° 52' 29" E 530.26 FEET, IN THE SOUTH BOUNDARY OF SAID "MURRAY 5.54 ACRE TRACT", TO AN EXISTING IRON PIN IN THE WEST LINE OF A, 60.00 FEET WIDE, ACCESS EASEMENT { FOR INGRESS and EGRESS } AND BEING THE SOUTHEAST CORNER OF SAID "MURRAY" 5.54 + - ACRES TRACT, PASSING AN EXISTING IRON PIN AT 30.00 FEET;

THENCE, WITH THE WEST LINE OF SAID, 60.00 FEET WIDE ACCESS EASEMENT, N 2° 02' 48" E 1223.50 FEET TO AN EXISTING IRON PIN IN THE NORTH LINE OF BANK LOT 16 AND MARKING THE NORTHEAST CORNER OF THE AFORESAID "MORRISON 6.56 + - ACRE TRACT", PASSING EXISTING IRON PINS AT 312.24 FEET {THE NORTHEAST CORNER OF SAID "MURRAY 5.54 + - ACRES TRACT"} AND AT 843.71 FEET {THE NORTHEAST CORNER OF THE AFORESAID "MORRISON" 8.39 + - ACRE TRACT};

THENCE, LEAVING SAID "MORRISON" PROPERTY, S 87° 49' 57" E 60.00 FEET TO A RAILROAD SPIKE SET IN, ASPHALT SURFACED, FAIRVIEW ROAD, IN THE NORTH LINE OF BANK 13, IN THE SOUTH BOUNDARY OF A CERTAIN 22.81 + - ACRE TRACT OF THE AFORESAID "RUSSELL M. and MARIE J. BOLIN" OF DEED BOOK 536, PAGE 126, IN THE NORTHWEST CORNER OF THE LESLIE P. and KIMBERLY J. MORROW PROPERTY OF OFFICIAL RECORD BOOK 1899, PAGE 620, PASSING AN EXISTING IRON PIN MARKING THE NORTHEAST CORNER OF BANK LOT 16 {ALSO BEING THE NORTHWEST CORNER OF BANK LOT 13} AT 33.12 FEET;

THENCE, LEAVING THE NORTH LINE OF BANK LOT 13 AND SAID "BOLIN" PROPERTY, S 2° 02' 48" W 842.09 FEET, IN THE EAST LINE OF THE AFORESAID, 60.00 FEET WIDE ACCESS EASEMENT, TO AN EXISTING IRON PIN MARKING THE SOUTHWEST CORNER OF THE PROPERTY OF DAVID J. and SHIRLIE WILSON OF OFFICIAL RECORD BOOK 1126, PAGE 346, PASSING EXISTING IRON PINS AT 270.02 FEET {THE SOUTHWEST CORNER OF THE AFORESAID "MORROW" PROPERTY AND THE NORTHWEST CORNER OF THE DANIEL J. and MICHELLE L. SCHNEIDER PROPERTY OF OFFICIAL RECORD BOOK 2434, PAGE 318}, AT 460.80 FEET AND AT 651.40 FEET {THE SOUTHWEST CORNER OF THE AFORESAID "SCHNEIDER" PROPERTY};

THENCE, LEAVING THE EAST LINE OF SAID, 60.00 FEET WIDE ACCESS EASEMENT, S 87° 52' 26" E 260.00 FEET TO AN EXISTING IRON PIN MARKING THE SOUTHEAST CORNER OF THE AFORESAID "WILSON" PROPERTY;

THENCE, LEAVING SAID "WILSON" PROPERTY, S 2° 02' 48" W 381.36 FEET TO AN EXISTING AXLE MARKING THE SOUTHWEST CORNER OF THE PATRICIA J. SCHLAEGEL PROPERTY OF OFFICIAL RECORD BOOK 1148, PAGE 661, PASSING AN

EXISTING IRON PIN AT 190.66 FEET;

THENCE S 87° 52' 26" E 712.84 FEET TO AN EXISTING AXLE MARKING THE SOUTHEAST CORNER OF THE AFORESAID "SCHLAEGEL" PROPERTY AND IN THE WEST BOUNDARY OF THE PROPERTY OF MARY ELEANOR DOLLINGS OF DEED BOOK 409, PAGE 150;

THENCE, LEAVING THE AFORESAID "SCHLAEGEL" PROPERTY, S 2° 20' 00" W 1421.61 FEET TO AN IRON PIN SET IN THE SOUTH LINE OF BANK LOT 13 {THE NORTH LINE OF BANK LOT 12} AND MARKING THE SOUTHWEST CORNER OF THE AFORESAID "DOLLINGS" PROPERTY;

THENCE S 89° 07' 42" E 421.16 FEET, IN THE SOUTH BOUNDARY OF THE AFORESAID "DOLLINGS" PROPERTY, TO AN EXISTING IRON PIN MARKING THE NORTHWEST CORNER OF THE JAMES and BARBARA LEWIS PROPERTY OF DEED BOOK 917, PAGE 207 {A 0.55+ - ACRE TRACT};

THENCE S 2° 01' 39" W 523.96 FEET TO AN EXISTING, WOODEN, CORNER POST MARKING THE SOUTHWEST CORNER OF THE JAMES and MICHELLE LEWIS PROPERTY {A 1.50 + - ACRE TRACT} OF OFFICIAL RECORD BOOK 2401, PAGE 366, PASSING AN EXISTING IRON PIN AT 321.90 FEET [THE SOUTHWEST CORNER OF THE JAMES and BARBARA LEWIS PROPERTY {A 0.95 + - ACRE TRACT} OF OFFICIAL RECORD BOOK 1124, PAGE 91] AND PASSING AN IRON PIN SET AT 513.96 FEET;

THENCE S 87° 57' 16" E 248.00 FEET TO AN EXISTING AXLE MARKING THE SOUTHEAST CORNER OF THE AFORESAID "JAMES and MICHELLE LEWIS" PROPERTY [ALSO BEING THE NORTHWEST CORNER OF THE VALLEY VIEW VILLAGE NUMBER 2 SUBDIVISION OF PLAT BOOK 9, PAGE 39];

THENCE, LEAVING THE AFORESAID "JAMES and MICHELLE LEWIS" PROPERTY, S 2° 16' 58" W 1025.68 FEET, IN THE WEST LINE OF THE "VALLEY VIEW VILLAGE NUMBER 2 SUBDIVISION", TO AN IRON PIN SET MARKING THE NORTHEAST CORNER OF THE MARY LEE MORGAN PROPERTY OF OFFICIAL RECORD BOOK 1161, PAGE 610, PASSING AN EXISTING, bent, AXLE AT 970.63 FEET;

THENCE, LEAVING THE "VALLEY VIEW VILLAGE NUMBER 2 SUBDIVISION", N 86° 30' 40" W 495.11 FEET TO AN IRON PIN SET MARKING THE NORTHWEST CORNER OF THE AFORESAID "MORGAN" PROPERTY, PASSING AN IRON PIN SET AT 85.00 FEET;

THENCE S 3° 20' 08" W 448.63 FEET TO AN IRON PIN SET MARKING THE SOUTHWEST CORNER OF THE AFORESAID "MORGAN" PROPERTY;

THENCE S 81° 22' 47" E 506.48 FEET TO AN IRON PIN SET MARKING THE SOUTHEAST CORNER OF THE AFORESAID "MORGAN" PROPERTY AND IN THE WEST BOUNDARY OF THE VALLEY VIEW VILLAGE SUBDIVISION {PLAT BOOK 9, PAGE 36};

THENCE, LEAVING THE AFORESAID "MORGAN" PROPERTY, S 2° 14' 31" W 547.16 FEET TO AN IRON PIN SET IN THE NORTHEAST CORNER OF LOT 23 IN THE OLDE FALLS VILLAGE SUBDIVISION {PLAT BOOK 11, PAGE 15}, PASSING AN EXISTING CORNER STONE AT 321.93 FEET [ SAID "STONE" MARKS THE SOUTHWEST CORNER OF LOT 8 IN SAID "VALLEY VIEW VILLAGE SUBDIVISION" AND THE NORTHWEST CORNER OF LOT 21 IN SAID "OLDE FALLS VILLAGE SUBDIVISION";

THENCE N 87° 55' 05" W 1055.50 FEET TO AN EXISTING CORNER STONE MARKING THE NORTHWEST CORNER OF LOT 38 IN THE OLDE FALLS VILLAGE NUMBER 2 SUBDIVISION {PLAT BOOK 11, PAGE 24}, PASSING AN EXISTING IRON PIN AT 55.76 FEET {MARKING THE NORTHWEST CORNER OF LOT 23 OF SAID "OLDE FALLS VILLAGE SUBDIVISION" AND ALSO MARKS THE NORTHEAST CORNER OF LOT 46 OF

THE "OLDE FALLS VILLAGE NUMBER 2 SUBDIVISION";

THENCE, LEAVING THE "OLDE FALLS VILLAGE NUMBER 2 SUBDIVISION", N 4° 06' 19" E 287.09 FEET TO AN IRON PIN SET MARKING THE NORTHEAST CORNER OF A 6.000 ACRES PARCEL OF MARVIN D. and MARY ANN TROYER OF OFFICIAL RECORD BOOK 2512, PAGE 476, PASSING AN IRON PIN SET AT 156.89 FEET;

THENCE N 88° 00' 55" W 626.35 FEET TO AN IRON PIN SET IN THE WEST LINE OF BANK LOT 12 [ALSO BEING THE EAST LINE OF BANK LOT 17], IN THE NORTHWEST CORNER OF THE AFORESAID "TROYER" PROPERTY AND IN THE EAST BOUNDARY LINE OF THE LISA K. MOORE, TRUSTEE, PROPERTY OF OFFICIAL RECORD BOOK 2351, PAGE 236, PASSING AN IRON PIN SET AT 548.30 FEET;

THENCE, LEAVING THE AFORESAID "TROYER" PROPERTY, N 2° 54' 56" E 512.44 FEET, IN THE WEST LINE OF BANK LOT 12, TO AN EXISTING IRON PIN MARKING THE NORTHEAST CORNER OF THE HOWARD W. STEWART Jr. PROPERTY OF OFFICIAL RECORD BOOK 2183, PAGE 663 [ALSO BEING THE SOUTHEAST CORNER OF THE DAVID H. and JEAN T. MURRAY PROPERTY {8.24 ACRES} OF DEED BOOK 609, PAGE 300];

THENCE, LEAVING SAID "STEWART" PROPERTY, N 1° 47' 07" E 1790.54 FEET, IN THE WEST LINE OF BANK LOT 12, TO AN IRON PIN SET MARKING THE NORTHWEST CORNER OF BANK LOT 12 AND MARKING THE NORTHEAST CORNER OF A CERTAIN 43.49 + - ACRES TRACT OF SAID "DAVID H. and JEAN T. MURRAY" PROPERTY OF DEED BOOK 574, PAGE 76 [ALSO BEING A COMMON CORNER OF BANK LOTS 13, 16 AND 17];

THENCE N 88° 02' 00" W 1233.97 FEET, IN THE SOUTH LINE OF BANK LOT 16 {ALSO THE NORTH LINE OF BANK LOT 17}, TO AN IRON PIN SET MARKING THE SOUTHWEST CORNER OF BANK LOT 16 AND MARKING THE NORTHWEST CORNER OF THE AFORESAID "43.49 ACRES TRACT" OF THE "DAVID H. and JEAN T. MURRAY" PROPERTY;

THENCE N 2° 14' 41" E 1907.52 FEET, IN THE WEST LINE OF BANK LOT 16, TO AN EXISTING CORNER STONE MARKING THE NORTHEAST CORNER OF THE RUSSELL NELSON, Jr. PROPERTY OF OFFICIAL RECORD BOOK 1615, PAGE 879 [ALSO BEING THE SOUTHEAST CORNER OF THE GERALD S. BROWNING, Jr. PROPERTY OF OFFICIAL RECORD BOOK 2251, PAGE 927], PASSING AN EXISTING IRON PIN AT 610.30 FEET [ SAID "EXISTING IRON PIN" MARKS THE NORTHEAST CORNER OF THE DAVID H. and BONNIE L. LETT PROPERTY OF OFFICIAL RECORD BOOK 2437, PAGE 331 AND THE SOUTHEAST CORNER OF THE CHARLES H. and LEONA M. LETT PROPERTY OF DEED BOOK 1036, PAGE 462 ];

THENCE N 1° 58' 43" E 735.70 FEET, IN THE WEST LINE OF BANK LOT 16 AND IN THE EAST BOUNDARIES, RESPECTIVELY, OF THE AFORESAID "BROWNING" PROPERTY AND THE POLK FARMS, INC. OF DEED BOOK 542, PAGE 595, TO AN "IRON PIN SET" MARKING THE NORTHWEST CORNER OF BANK LOT 16 AND THE "PLACE OF BEGINNING" OF THIS, SUBJECT, "177.491 ACRES PARCEL".

THE TRACT AS DESCRIBED CONTAINS 177.491 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, ALL RESTRICTIONS AND ALL EASEMENTS OF RECORD. IN THE ABOVE DESCRIBED 177.491 ACRES PARCEL THERE ARE 54.619 ACRES IN BANK LOT 16 {AUDITOR'S PARCEL #17-04-01-29-000}, 36.019 ACRES IN BANK LOT 13 {AUDITOR'S PARCEL #17-04-01-33-000 (33.739 ACRES) AND AUDITOR'S PARCEL #17-04-01-33-001 (2.28 ACRES)} AND 86.853 ACRES IN BANK LOT 12 {AUDITOR'S PARCEL #17-15-01-04-000}.

THE BEARINGS IN THE ABOVE DESCRIBED PARCEL ARE BASED ON THE NORTH LINE OF BANK LOT 16 AS BEING S 87° 49' 57" E ie. ALL BEARINGS DESCRIBED

HEREIN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

THE ABOVE DESCRIBED "177.491 ACRES TRACT" IS A DERIVATIVE OF AN ACTUAL FIELD SURVEY MADE BY OR UNDER THE DIRECT SUPERVISION OF WAYNE A. KNISLEY, OHIO REGISTERED SURVEYOR # 7231, ON JANUARY 10, 2014.

ALL IRON PINS SET ARE 5/8" INCH BY 30" INCH STEEL ROD WITH PLASTIC IDENTIFICATION CAPS MARKED KNISLEY 7231. SEE THE PLAT ATTACHED.

A & E  
P.O. BOX 420  
SOMERSET, OHIO 43783  
PHONE: (740) 743-2201, FAX: 743-2498, CELL: (740) 605-0002

**OFFICE COPY**  
**NOT RECORDABLE**

DATE: 1-10-2014

DESCRIPTION  
APPROVED

By: [Signature] 1/10/2014





# **PLAT OF SURVEY**

BEING A PART OF BANK LOTS 12, 13 and 16, WITHIN QUARTER TOWNSHIP 1, TOWNSHIP 1 NORTH, RANGE 8 WEST, UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO. ALSO BEING A PART OF THE DAVID H. and JEAN T. MURRAY PROPERTY OF DEED BOOK 1080, PAGE 127, DEED BOOK 1061, PAGE 626 and DEED BOOK 613, PAGE 146 OF THE MUSKINGUM COUNTY RECORDER. ALSO BEING SHOWN AS AUDITOR'S PARCEL #17-04-01-29-000 {entire}, #17-04-01-33-000 {entire}, #17-04-01-33-001 {entire} and #17-15-01-04-000 {part}.

# **BASIS OF BEARINGS**

ALL BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF BANK LOT 16 AS BEING S 87° 49' 57" E ie. ALL BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

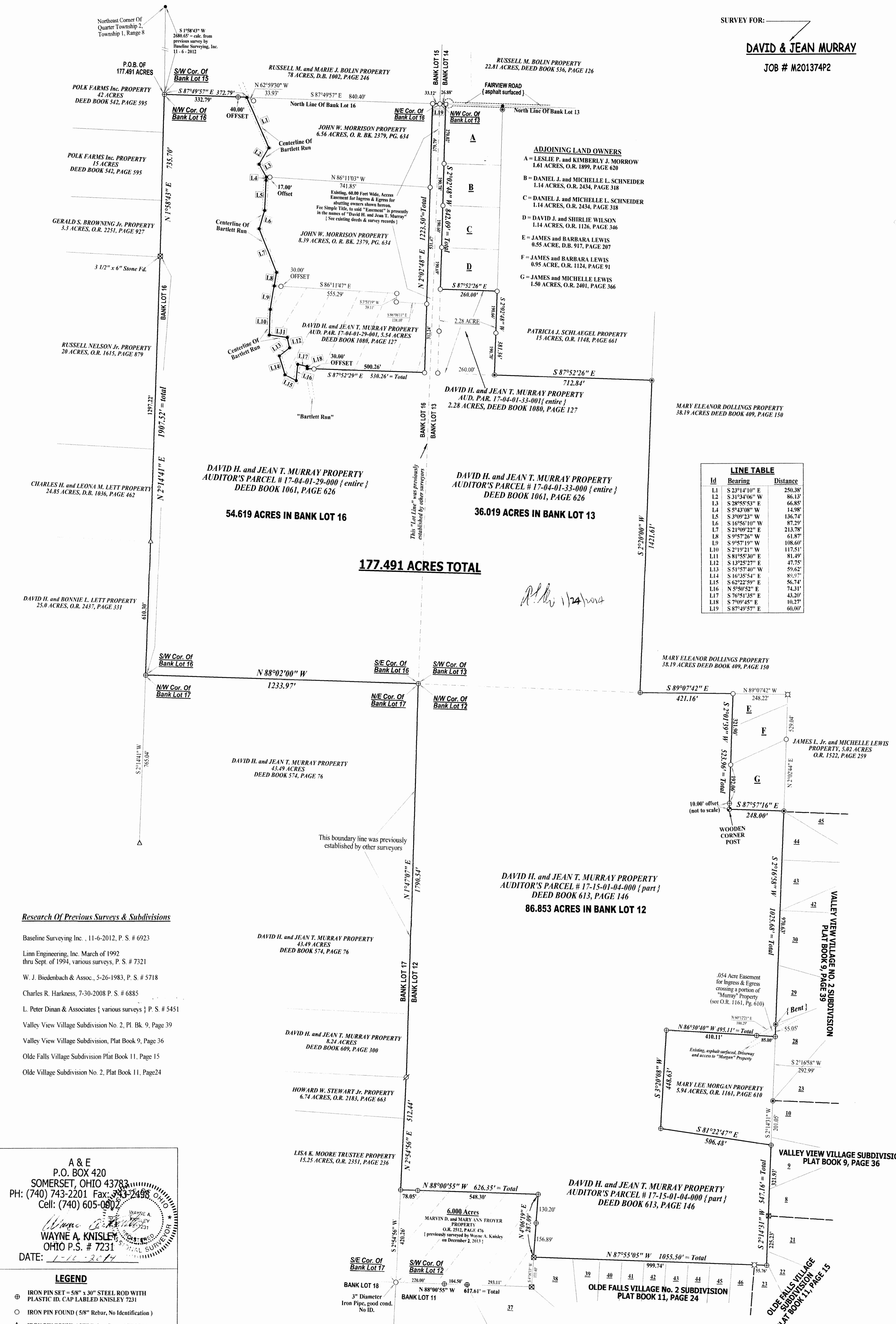
# **PERTINENT DOCUMENTS AND SOURCES OF DATA USED:**

- 1- DEED REFERENCES AS SHOWN
- 2- FALLS TOWNSHIP TAX MAPS
- 3- U.S.G.S. MAPS
- 4- VARIOUS SURVEY RECORDS FOUND IN THE OFFICE OF THE MUSKINGUM COUNTY ENGINEER, ZANESVILLE, OHIO.

SURVEY FOR:

**DAVID & JEAN MURRAY**

JOB # M201374P2



## **Research Of Previous Surveys & Subdivisions**

- Baseline Surveying Inc., 11-6-2012, P. S. # 6923  
Linn Engineering, Inc. March of 1992 thru Sept. of 1994, various surveys, P. S. # 7321  
W. J. Biedenbach & Assoc., 5-26-1983, P. S. # 5718  
Charles R. Harkness, 7-30-2008 P. S. # 6885  
L. Peter Dinan & Associates { various surveys } P. S. # 5451  
Valley View Village Subdivision No. 2, Pl. Bk. 9, Page 39  
Valley View Village Subdivision, Plat Book 9, Page 36  
Olde Falls Village Subdivision Plat Book 11, Page 15  
Olde Village Subdivision No. 2, Plat Book 11, Page 24

A & E  
P.O. BOX 420  
SOMERSET, OHIO 43783  
PH: (740) 743-2201 Fax: (740) 743-2498  
Cell: (740) 605-0802

WAYNE A. KNISLEY  
OHIO P.S. # 7231

DATE: 1-10-2014