

DEED DESCRIPTION

4.000 ACRES

RANDALL L. & MICHELE E. CORDER PROPERTY [part]
AUDITOR'S PARCEL #23-80-23-02-000 [part]

BEING A PART OF THE NORTHWEST QUARTER OF SECTION #23, TOWNSHIP 2 NORTH, RANGE 5 WEST, UNITED STATES MILITARY LANDS, HIGHLAND TOWNSHIP, MUSKINGUM COUNTY, OHIO [ALSO BEING A PART OF AN 80.21 ACRES PARCEL OF THE RANDALL L. & MICHELE E. CORDER PROPERTY OF DEED BOOK 1601, PAGE 954 OF THE MUSKINGUM COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT AN EXISTING IRON PIN {WITH PLASTIC ID. CAP MARKED BIEDENBACH 5718 – 6923} MARKING THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION #23;

THENCE N 0° 09' 03" E 112.85 FEET, IN THE MID LINE {north & south} OF SECTION #23, TO AN EXISTING IRON PIN {WITH PLASTIC ID. CAP MARKED BIEDENBACH 5718 – 6923};

THENCE, LEAVING THE MID LINE {north & south} OF SECTION #23, N 88° 42' 41" W 1500.06 FEET TO AN IRON PIN SET AND THE PRINCIPAL PLACE OF BEGINNING OF THIS 4.000 ACRES PARCEL;

[THE FOLLOWING 4.000 ACRES PARCEL TO BE DESCRIBED IS BOUNDED ON THE NORTH BY THE JOSEPH R. TOM PROPERTY OF DEED BOOK 1929, PAGE 497 AND BY THE AFORESAID "CORDER" PROPERTY, BOUNDED ON THE EAST BY THE AFORESAID "CORDER" PROPERTY, BOUNDED ON THE SOUTH BY THE MARK and CINDY SWACKHAMMER PROPERTY OF DEED BOOK 1137, PAGE 665 AND IS BOUNDED ON THE WEST BY THE AFORESAID "SWACKHAMMER" PROPERTY AND BY THE BRYAN K. and LINDA C. LAKE PROPERTY OF DEED BOOK 1075, PAGE 137, ALL OF THE MUSKINGUM COUNTY RECORDER]

THENCE, FROM THE "PRINCIPAL PLACE OF BEGINNING", N 88° 42' 41" W 417.05 FEET, IN THE AFORESAID "SWACKHAMMER" BOUNDARY, TO AN EXISTING IRON PIN {WITH PLASTIC ID. CAP MARKED BIEDENBACH 5718 – 6923};

THENCE N 0° 00' 08" E 584.78 FEET, IN THE AFORESAID "SWACKHAMMER" AND "LAKE" BOUNDARIES, TO AN EXISTING IRON PIN {WITH PLASTIC ID. CAP MARKED BIEDENBACH 5718 – 6923} TO THE NORTHEAST CORNER OF SAID "LAKE" PROPERTY AND ALSO BEING IN THE SOUTH BOUNDARY OF THE AFORESAID "JOSEPH R. TOM" PROPERTY, PASSING AN EXISTING IRON PIN {WITH PLASTIC ID. CAP MARKED BIEDENBACH 5718 – 6923} AT 166.33 FEET AND PASSING THROUGH THE, APPROXIMATE, CENTER OF, GRAVEL SURFACED, TOWNSHIP ROAD #436 [A.K.A. MOOSE EYE ROAD] AT 226.33 FEET;

THENCE, LEAVING SAID "LAKE" PROPERTY, S 89° 29' 11" E 125.85 FEET, IN SAID "JOSEPH R. TOM" BOUNDARY, TO AN EXISTING IRON PIN {THE SOUTHEAST CORNER OF SAID "TOM" PROPERTY, WHICH WAS PREVIOUSLY SET BY A & E SURVEYING ON 8-

11-1997) IN TOWNSHIP ROAD #436, PASSING AN EXISTING IRON PIN (PREVIOUSLY SET BY A & E SURVEYING ON 8-11-1997) AT 95.85 FEET;

THENCE, LEAVING SAID "JOSEPH R. TOM" PROPERTY, S 27° 19' 10" W 103.95 FEET, IN TOWNSHIP ROAD #436 (MOOSE EYE ROAD), TO A POINT;

THENCE, LEAVING TOWNSHIP ROAD #436 (MOOSE EYE ROAD), S 82° 39' 18" E 188.71 FEET TO AN IRON PIN SET, PASSING IRON PINS SET AT 36.00 FEET AND 177.69 FEET;

THENCE S 17° 39' 00" E 500.09 FEET TO AN "IRON PIN SET" AND THE "PRINCIPAL PLACE OF BEGINNING" OF THIS 4.000 ACRES PARCEL, PASSING AN IRON PIN SET AT 203.54 FEET.

THE PARCEL AS DESCRIBED CONTAINS 4.000 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE WEST LINE OF SECTION #23 AS BEING N 0° 00' 08" E ie. ALL BEARINGS DESCRIBED HEREIN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENGTE ANGLES ONLY.

THE ABOVE DESCRIPTION IS BASED ON A FIELD SURVEY MADE BY A & E SURVEYING ON MARCH 10, 2009. SEE THE PLAT ATTACHED.

A & E SURVEYING
P.O. BOX 420
SOMERSET, OHIO 43783
PH: (740) 743-2291 (740) 695-0002
**OFFICE COPY
NOT RECORDABLE**
GAIL A. KNISLEY
GHIO REGISTERED SURVEYOR # 7231
DATE: MARCH 10, 2009

APPROVED
MINOR LOT SPLIT ONLY
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

4/14/09
Date

Fee Paid

DESCRIPTION
APPROVED
By: [Signature] 3/10/09

PLAT OF SURVEY

BEING A PART OF THE NORTHWEST QUARTER OF SECTION #23, TOWNSHIP 2 NORTH, RANGE 5 WEST, UNITED STATES MILITARY LANDS, HIGHLAND TOWNSHIP, MUSKINGUM COUNTY, OHIO. ALSO BEING A PART OF AN 80.21 ACRES PARCEL OF THE RANDALL L. and MICHELE E. CORDER PROPERTY OF DEED BOOK 1601, PAGE 954 OF THE MUSKINGUM COUNTY RECORDER. PART OF AUDITOR'S PARCEL #23-80-23-02-000

PERTINENT DOCUMENTS AND SOURCES OF DATA USED:

- 1- Deed references as shown hereon
- 2- Highland Township tax maps
- 3- U.S.G.S. map [Otsego Quad.]
- 4- Various survey records found in the office of the Muskingum County engineer, Zanesville, Ohio.

BASIS OF BEARINGS

All bearings shown hereon are based on the West line of Section #23 as being N 0° 00' 08" E i.e. All bearings are to an assumed meridian and are used to denote angles only.

NOTES:

- 1- This plat is a derivative of a field survey made by A & E Surveying as of the date shown.
- 2- This property is subject to all legal roadways and easements of record.
- 3- All distances are measured unless otherwise shown.

Joseph R. Tom Property
Deed Book 1929, Page 497
(60.0 acres)

This property is not in a flood hazard area. See F.I.R.M. Community-Panel 390425 0150 C. Effective Date: June 3, 1988.

JOB # B97061P2

Approved For Transfer On-Lot Sewage O.K.
Date 4/10/09

Zanesville - Muskingum Co Health Department

SURVEY FOR:

RANDALL & MICHELE CORDER

Randall L. & Michele E. Corder Property
Deed Book 1601, Page 954
(80.21 acres)

Note:

THIS SUBJECT "4.000 ACRE" PARCEL HAS AN EXISTING MOBILE HOME, AN EXISTING GARAGE, AN EXISTING ON LOT, SEWER SYSTEM, AN EXISTING WATER WELL AND IS THE EXISTING RESIDENCE OF RANDALL L. and MICHELE E. CORDER OF DEED BOOK 1601, PAGE 954, AS OF THE DATE SHOWN HEREON.

4.000 Acres { Split }
174,240.00 sq ft

Randall L. & Michele E. Corder Property {part}
Deed Book 1601, Page 954
Aud. Par. #23-80-23-02-000 {part}

APPROVED
MINOR LOT SPLIT ONLY
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date 4/14/09
Fee Paid

Randall L. & Michele E. Corder Property
Deed Book 1601, Page 954
(80.21 acres)

Mark & Cindy Swackhammer Property
Deed Book 1137, Page 665 (2.768 acres)

GRAPHIC SCALE
1 INCH = 100 FEET

0 100 200

S/E CORNER OF THE N/W QUARTER OF SECTION #23

existing i.p. with plastic cap marked Knisley 7231

OPPOSITE SURVEYING
P.O. BOX 420, ZANESVILLE, OHIO 43783
Ph: (740) 229-1100, Cell: (740) 605-0002
NOT RECORDED
WAYNE A. KNISLEY - OHIO P.S.
DATE: MARCH 10, 2009

LEGEND

- ⊕ IRON PIN SET = 5/8" x 30" STEEL ROD WITH PLASTIC ID. CAP MARKED KNISLEY 7231
- EXISTING IRON PIN
- POINT (nothing set)

DESCRIPTION APPROVED

By: [Signature] 4/13/09