BEING A PART OF THE WEST HALF OF SECTION #16, TOWNSHIP 2 NORTH, RANGE 4 WEST, ADAMS TOWNSHIP, GUERNSEY COUNTY, OHIO, ALSO BEING A PART OF THE EAST HALF OF SECTION #20, TOWNSHIP 2 NORTH, RANGE 5 WEST, HIGHLAND TOWNSHIP, MUSKINGUM COUNTY, OHIO, ALSO BEING A PART OF THE PROPERTY OF JOHN W. and JOY A. MORTON OF OFFICIAL RECORD BOOK 27, PAGE 839 [A.P. #010000322000 (parti)] AND OFFICIAL RECORD BOOK 69, PAGE 148 [A.P. 010000288004 (remainder)], BOTH OF THE GUERNSEY COUNTY RECORDER. ALSO BEING A PART OF THE PROPERTY OF JOHN W. and JOY A. MORTON OF OFFICIAL RECORD BOOK 1067, PAGE 170 AND OFFICIAL RECORD BOOK 1070, PAGE 483 [A.P. #23-90-20-02-000 (parti)], BOTH OF THE MUSKINGUM COUNTY RECORDER.

UNMARKED POINT

DATE: AUGUST 3, 2020

BASIS OF BEARINGS

ALL BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION #20 (HIGHLAND TWP MUSKINGQM COUNTY) AS BEING S 2* 10*07* W. ALL BEARINGS SHOWN ARE TO AN ASSUMED MERIDAN AND ARE USED TO DENOTE ANGLES ONLY.

NOTES:
1-THIS PLAT IS A DERIVATIVE OF A FIELD SURVEY PERFORMED BY OR UNDER THE DIRECT SUPERVISION OF WAYWE A. KNISLEY, OHIO PS. 8723, OA MUGUST 3, 2020.
2-THIS PROPERTY IS SUBJECT OAL LEGAL HIGHWAYS, LEGAL RESTRICTIONS AND EASEMENTS OF RECORD.

3- ALL DISTANCES ARE MEASURED UNLESS OTHERWISE SHOWN.

PERTINENT DOCUMENTS AND SOURCES OF DATA USED:

1- DEED REFERENCES AS SHOWN HEREON
2- HIGHLAND TOWNSHIP and ADAMS TOWNSHIP TAX MAPS

3- U.S.G.S. MAPS

5-U.3.9.3. MAT 2

4 VARIOUS SURVEY RECORDS FOUND IN THE
OFFICE OF THE MUSKINGUM COUNTY ENGINEER,
ZANESVILLE, OHIO AND IN THE OFFICE OF THE
GUERNSEY COUNTY ENGINEER, CAMBRIDGE, OHIO.



EAST LINE OF SECTION #20 WEST LINE OF SECTION #16 SURVEY FOR: HAPPY VALLEY AM, LLC (100.61 acres total) O.R. 2858, PAGE 347 HIGHLAND TOWNSHIP ADAMS TOWNSHIP MUSKINGUM COUNTY GUERNSEY COUNTY **JOHN MORTON** S 87°30'49" E 2645.74' = total JOB # K201867P4 575.00 D.R. 932,64 LINE TABLE DESCRIPTION 90. ld Bearing Distance 293.53' S 81°51'08" E STEE 274.22' S 72°38'45" E HAPPY VALLEY AM, LLC 164.36 S 65°51'35" E O.R. 564, PAGE 138 235.16' S 59°13'58" E (100.61 acres total) S 59°02'15" E 303.21' L6 S 58°24'17" W 39.10' 50.90' S 47°25'23" W 35.30' N 50°25'42" W WAYNE A
KNISLEY
PS 7231 N 45°10'00" W 242.89" 19 95.339 ACRES TOTAL DON 237.64 L10 S 59°13'58" E L15 157.04 JOHN W. & JOY A. MORTON PROPERTY (part) L11 S 65°51'35" E 94.199 Acres in Section #20 (Highland Twp., Muskingum County)
Aud. Par. #23-90-20-02-000 (part) O.R. 1070, Page 483 & O.R. 1067, Page 170 S 72°33'47" E 268,83" L13 S 81°51'08" E 293.86 L14 S 83°51'11" E 269.89 1.140 Acres in Section #16 (Adams Twp., Guernsey County) Aud. Par. #010000322000 (part) O.R. 27, Page 839 (1.005 acre) Aud. Par. #010000298004 (part) O.R. 89, Page 148 (0.135 acre) 16.00' 1 15 N 87°50'00" W 8.06 S 47°25'23" W L16 CHARLES R. READ O.R. 563, PAGE 5892 (27.50 acres) A.P. #010000322001 30.95 S 32°23'29" W 1 17 10.99 S 21°13'44" W L18 JOHN W. & JOY A. MORTON PROPERTY (part) N 43°52'14" W 279.09 1.869 Acres in Section #20 (Highland Twp., Muskingum County) Aud. Par. #23-90-20-02-000 (part) O.R. 1070, Page 483 1152, 235.33" L20 N 59°13'58" W 150.17' N 65°51'35" W 0.795 Acre in Section #16 (Adams Twp., Guernsey County) Aud. Par. #010000322000 (part) O.R. 27, Page 839 (0.645 acre) Aud. Par. #010000298004 (part) O.R. 69, Page 148 (0.150 acre) THIS 2.664 ACRES PARCEL IS TO BE USED AS AN ADD-ON TO THE PROPERTY OF CHARLES R. READ OF O.R. 563, PAGE 5892 (27.50 acres = ONAL SURING L22 N 72°38'45" W 269.39" O.R. 637.13 282,42" L23 N 81°51'08" W 2.664 ACRES P.P.O.B. of 2.664 Acres N 02°10'00" E 40.22 L14 20.11 P.O.B of 95.339 Acres SW CORNER OF THE Northwest Quarter of Section 16 269.88* 40.22* N 89°42'52" W N 83°51'11" W Southwest Quarter of Section 16 NE QUARTER OF 324.40' = tot. SECTION #20 SOUTH LINE OF THE NE QUARTER OF SECTION #20 CHARLES R. READ SE CORNER OF HIGHLAND TWP., MUSKINGUM COUNTY NW CORNER OF THE O.R. 563, PAGE 5892 (27.50 acres) THE NE QTR. SW QTR. OF SECTION 16 OF SECTION 20 49.72 ALSO SW CORNER OF THE A.P. #010000322001 IAM NW QTR. OF SECTION 16 P.O.B. of Access Easement N 87°37'08" W 2274.88' 49 96 353.81 PROPOSED ACCESS EASEMENT JASON R. & ABBY CRAWFORD (151.95 acres) O.R. 1946, PAGE 265 offset (FOR INGRESS & EGRESS) JOHN W. & JOY A. MORTON (2.19 ac.) O.R. 1067, Pg. 170 (part) O.R. 1070, Pg. 483 (part) CABIN HILL ROAD JOHN W. & JOY A. MORTON O.R. 27, PAGE 839 A.P. #010000322000 L6 (TOWNSHIP ROAD #11) (30' wide RW) L16 16.54 RON PIN SET = 5/8" BY 30" STEEL ROD WITH PLASTIC ID. CAP offset 10HN W & 10Y A RKED "KNISLEY 7231" SET ON OR AFTER 5 - 28 - 2019 MORTON O.R. 27, PAGE 839 A.P. #010000298004 = Remaining Morton property Mune IRON PIN FOUND = 5/8" STEEL ROD WITH PLASTIC in the NW Quarter of Section #16 WAYNE A. KNISLEY OHIO P.S. #7231 3284 TOWNSHIP ROAD 121 NW 5/8" STEEL ROD WITH PLASTIC NEUHART S-5692" THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA GRAPHIC SCALE SEE FLOOD HAZARD MAP #39119C0238G & The 2.665 Acres parcel shown hereon is not to be used as a separate building site SOMERSET, OHIO 43783 1" INCH = 200' FEET #39119C0240G (MUSKINGUM COUNTY) 6. IRON PIN FOUND = NO ID or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations. Parcel to be combined to Guernsey County Auditor's Parcel # 010000322001, the property of EFFECTIVE DATE: 7 - 6 - 2010 Ph: (740) 743-2201 MAP #39059C0150D (GUERNSEY COUNTY) ☐ EXISTING RAILROAD SPIKE Cell: (740) 605-0002 Charles R. Read of Official Record Book 563, Page 5892 of the Guernsey County Recorder. EFFECTIVE DATE: 8 - 16 - 2011

Reduced copy, not to scale, Larger copy available in the Muskingum County Engineer's Map Dept.