

DEED DESCRIPTION

TRACT TWO

1.13 ACRES

DON L. and GLENNA P. DILTS PROPERTY [part]

AUDITOR'S PARCEL # 25-55-22-50-000 [part]

AUDITOR'S PARCEL # 25-40-23-21-003 [part]

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION #22 AND A PART OF THE SOUTHEAST QUARTER OF SECTION #23, BOTH IN TOWNSHIP 1 NORTH, RANGE 9 WEST, UNITED STATES MILITARY LANDS, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO [ALSO BEING A PART OF THE DON L. and GLENNA P. DILTS PROPERTY OF DEED BOOK 1129, PAGE 517 {7.0 ACRES (part)} AND DEED BOOK 1130, PAGE 805 {2.8145 ACRES (part)} BOTH OF THE MUSKINGUM COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING, FOR REFERENCE**, AT AN EXISTING IRON PIN MARKING THE SOUTHEAST CORNER OF SECTION #23 {ALSO BEING THE SOUTHWEST CORNER OF SECTION #22};

THENCE N 3° 24' 35" E 1604.79 FEET, IN THE EAST LINE OF SECTION #23, TO AN EXISTING IRON PIN MARKING THE NORTHEAST CORNER OF THE JAMES J. and PATRICIA A. McMILLEN PROPERTY OF DEED BOOK 951, PAGE 288;

THENCE, LEAVING THE EAST LINE OF SECTION #23, N 87° 46' 16" W 120.18 FEET, IN THE NORTH BOUNDARY OF SAID "JAMES J. and PATRICIA A. McMILLEN" PROPERTY, TO AN EXISTING IRON PIN MARKING THE SOUTHEAST CORNER OF THE NORMAN and RUTH YODER PROPERTY OF DEED BOOK 1147, PAGE 919;

THENCE, LEAVING SAID "JAMES J. and PATRICIA A. McMILLEN" PROPERTY, N 0° 57' 11" E 651.79 FEET, IN SAID "YODER" BOUNDARY, TO AN IRON PIN SET AND THE **PRINCIPAL PLACE OF BEGINNING** OF THIS 1.13 ACRES PARCEL;

[ THE FOLLOWING 1.13 ACRES PARCEL TO BE DESCRIBED IS BOUNDED ON THE NORTH BY UNITED STATES ROUTE 40 {A.K.A. WEST PIKE, ie. U. S. ROUTE 40}, BOUNDED ON THE EAST and SOUTH BY THE AFORESAID "DILTS" PROPERTY AND BOUNDED ON THE WEST BY THE AFORESAID "YODER" PROPERTY, ALL OF THE MUSKINGUM COUNTY RECORDER ]

THENCE, FROM THE "**PRINCIPAL PLACE OF BEGINNING**", N 0° 57' 11" E 230.12 FEET, IN SAID "YODER" BOUNDARY, TO AN EXISTING IRON PIN IN THE SOUTH RIGHT OF WAY LINE OF "U.S. ROUTE 40", PASSING EXISTING IRON PINS AT 29.55 FEET AND 54.11 FEET;

THENCE, LEAVING SAID "YODER" PROPERTY, S 71° 36' 12" E 44.82 FEET, IN THE SOUTH RIGHT OF WAY LINE OF "U.S. ROUTE 40", TO AN EXISTING, CONCRETE, RIGHT OF WAY MONUMENT, IN GOOD CONDITION, { 95 + - FEET RIGHT OF CENTERLINE OF SURVEY STATION 971 + 50 + - };

THENCE N 85° 07' 48" E 115.87 FEET, IN "THE SOUTH RIGHT OF WAY LINE" OF "U.S. ROUTE 40", TO AN IRON PIN SET IN THE EAST LINE OF SECTION #23;

THENCE, LEAVING THE SOUTH RIGHT OF WAY LINE OF "U.S. ROUTE 40", N 3° 24' 35" E 77.20 FEET, IN THE EAST LINE OF SECTION #23, TO A POINT IN THE CENTERLINE OF SURVEY OF "U.S. ROUTE 40";

THENCE, LEAVING SECTION #23 AND ENTERING INTO SECTION #22, S 86° 01' 53" E 72.65 FEET, IN "THE CENTERLINE OF SURVEY" OF "U.S. ROUTE 40", TO A POINT;

THENCE, LEAVING THE "CENTERLINE" OF "U.S. ROUTE 40", S 0° 32' 00" E 219.43 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET IN THE SOUTH RIGHT OF WAY LINE OF "U.S. ROUTE 40" AT 65.43 FEET;

THENCE S 71° 58' 27" W 253.35 FEET TO AN "IRON PIN SET" AND THE "PRINCIPAL PLACE OF BEGINNING" OF THIS 1.13 ACRES PARCEL, PASSING THROUGH THE WEST LINE OF SECTION #22 AND ENTERING INTO SECTION #23 AT 94.26 FEET.

THE PARCEL AS DESCRIBED CONTAINS 1.13 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD. IN THE ABOVE DESCRIBED 1.13 ACRES PARCEL THERE ARE 0.44 ACRE IN SECTION #22 {AUDITOR'S PARCEL #25-55-22-50-000} AND 0.69 ACRE IN SECTION #23 {AUDITOR'S PARCEL #25-40-23-21-003}.

IN THE ABOVE DESCRIBED 1.13 ACRES PARCEL THERE ARE 0.12 ACRE INSIDE THE RIGHT OF WAY LINES OF U. S. ROUTE 40 AND 1.01 ACRES OUTSIDE THE RIGHT OF WAY LINES OF U. S. ROUTE 40.

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE WEST LINE OF SECTION #22 {ALSO BEING THE EAST LINE OF SECTION #23} AS BEING N 3° 24' 35" E. ALL BEARINGS DESCRIBED HEREIN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

"U. S. ROUTE 40" HAS VARYING RIGHT OF WAY WIDTHS. SEE THE RIGHT OF WAY PLANS and THE LOCATION PLANS FOR "UNITED STATES ROUTE 40" FOUND IN THE OFFICE OF THE OHIO DEPARTMENT OF TRANSPORTATION, JACKSONTOWN, OHIO.

THE ABOVE DESCRIPTION IS BASED ON A FIELD SURVEY MADE BY A & E SURVEYING ON MAY 25, 2011. SEE PLAT ATTACHED.

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

A & E SURVEYING  
P. O. BOX 420  
SOMERSET, OHIO 43783  
PHONE: (740) 743-2491 FAX: 743-2498  
**OFFICE COPY  
NOT RECORDABLE**  
WAYNE A. KNISLEY  
OHIO REGISTERED SURVEYOR # 7231  
DATE: May 25, 2011

APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

8/12/11  
Date

Fee Paid



DESCRIPTION  
APPROVED  
By: [Signature] 8/15/2011

**PLAT OF SURVEY**

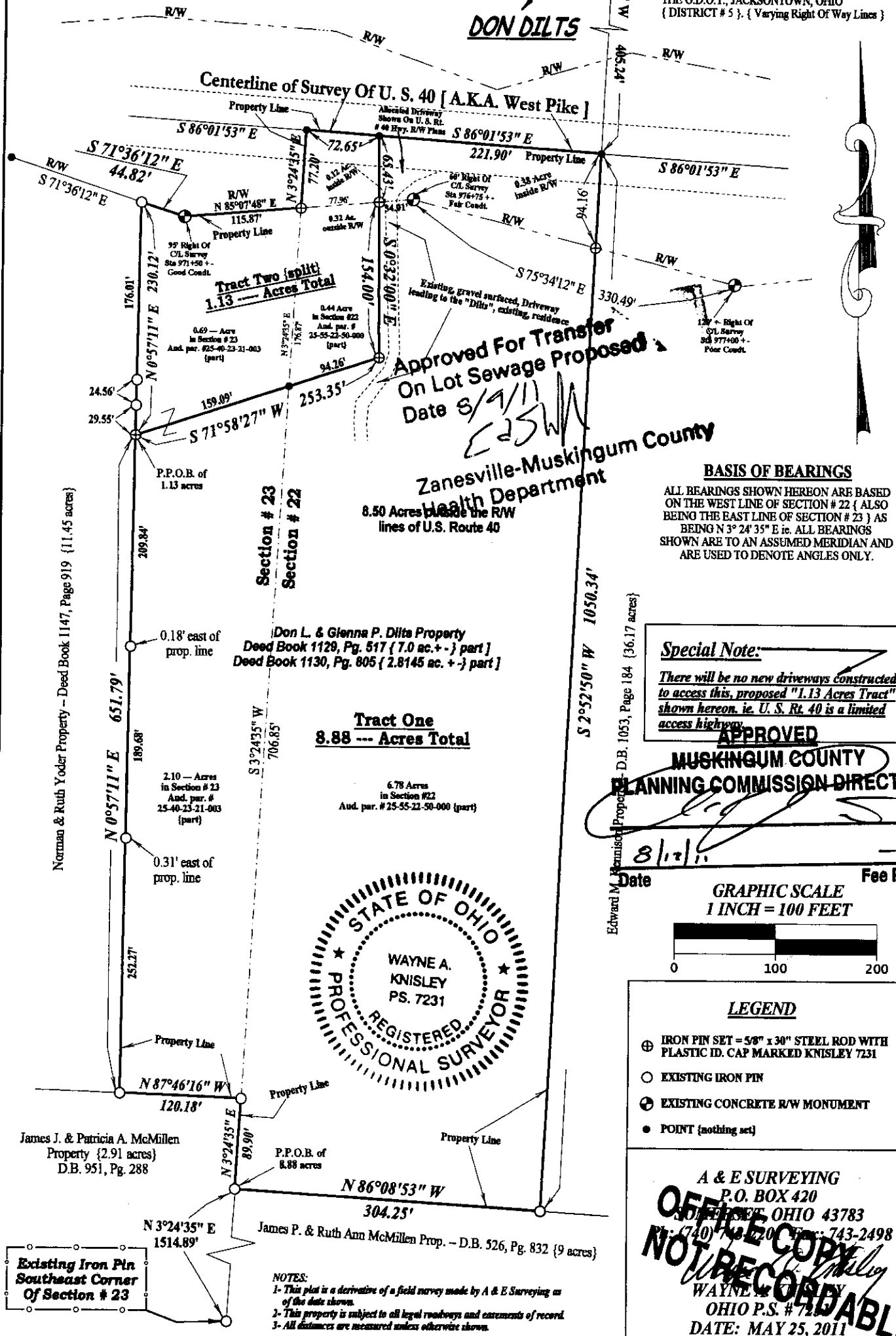
BEING A PART OF THE SOUTHWEST QUARTER OF SECTION #22 AND A PART OF THE SOUTHEAST QUARTER OF SECTION #23, TOWNSHIP 1, RANGE 9, UNITED STATES MILITARY LANDS, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO. THIS, SUBJECT PROPERTY BEING THE DON L. and GLENNA P. DILTS PROPERTY OF DEED BOOK 1129, PAGE 517 (Auditor's parcel #25-55-22-50-000) and DEED BOOK 1130, PAGE 805 (Auditor's parcel #25-40-23-21-003) OF THE MUSKINGUM COUNTY RECORDER.

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

- 1- DEED REFERENCES AS SHOWN
- 2- HOPEWELL TOWNSHIP TAX MAPS
- 3- U.S.G.S. MAPS
- 4- VARIOUS SURVEY RECORDS FOUND IN THE OFFICE OF THE MUSKINGUM COUNTY ENGINEER, ZANESVILLE, OHIO.
- 5- RIGHT OF WAY and LOCATION PLANS, FOR U. S. RT. # 40, FD. IN THE OFFICE OF THE O.D.O.T., JACKSONTOWN, OHIO (DISTRICT # 5). (Varying Right Of Way Lines)

**JOB # R201134P2**

Survey For: **DON DILTS**



**Approved For Transfer On Lot Sewage Proposed**  
Date 8/12/11  
ECSW

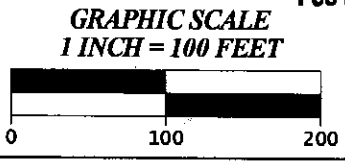
Zanesville-Muskingum County Health Department

**BASIS OF BEARINGS**  
ALL BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION # 22 ( ALSO BEING THE EAST LINE OF SECTION # 23 ) AS BEING N 3° 24' 35" E i.e. ALL BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

**Special Note:**  
There will be no new driveways constructed to access this, proposed "1.13 Acres Tract" shown hereon. i.e. U. S. Rt. 40 is a limited access highway.

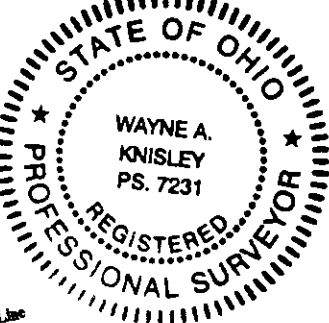
**APPROVED**  
**MUSKINGUM COUNTY**  
**PLANNING COMMISSION DIRECTOR**

Date: 8/12/11 Fee Paid: \_\_\_\_\_



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

**A & E SURVEYING**  
P.O. BOX 420  
JOHNSVILLE, OHIO 43783  
Tel: (740) 743-2200 Fax: 743-2498  
WAYNE A. KNISLEY  
OHIO P.S. # 7231  
DATE: MAY 25, 2011



Existing Iron Pin Southeast Corner Of Section # 23

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

DESCRIPTION APPROVED By: [Signature] 8/15/2011