

DEED DESCRIPTION

0.616 ACRE

E. H. JACKSON and ALICE LUCILLE JACKSON { deceased } PROPERTY {entire}
[A. K. A. {EVERETT} E. H. JACKSON and ALICE LUCILLE, per existing deed]
AUDITOR'S PARCEL #25-80-16-12-000 {entire}

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION #16, TOWNSHIP 18 NORTH, RANGE 15 WEST, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO [ALSO BEING A RESURVEY OF THE "{EVERETT}" "E. H. JACKSON and ALICE LUCILLE JACKSON {deceased}" PROPERTY OF DEED BOOK 509, PAGE 876 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 THE SOUTHWEST QUARTER OF SECTION #16;

THENCE S 89° 20' 30" W 132.00 FEET, IN THE SOUTH LINE OF SECTION #16 [ALSO BEING THE BOUNDARY LINE BETWEEN "HOPEWELL TOWNSHIP" OF MUSKINGUM COUNTY AND THE BOUNDARY LINE OF "MADISON TOWNSHIP" OF PERRY COUNTY], TO AN EXISTING IRON PIN MARKING THE SOUTHWEST CORNER OF A CERTAIN 5.85 + - ACRES PARCEL OF THE JEFFREY S. KROFFT, TRUSTEE, PROPERTY OF OFFICIAL RECORD BOOK 2093, PAGE 378 AND BEING THE **PRINCIPAL PLACE OF BEGINNING** OF THIS, SUBJECT, "0.616 ACRE PARCEL" TO BE DESCRIBED;

[THE FOLLOWING 0.616 ACRE PARCEL TO BE DESCRIBED IS BOUNDED ON THE NORTH BY THE JEFFREY S. KROFFT, TRUSTEE, PROPERTY {80.17 + - ACRES} OF OFFICIAL RECORD BOOK 2335, PAGE 28, BOUNDED ON THE EAST BY THE JEFFREY S. KROFFT, TRUSTEE, PROPERTY {5.85 + - ACRES} OF OFFICIAL RECORD BOOK 2093, PAGE 378, BOUNDED ON THE SOUTH BY THE MUSKINGUM COUNTY AND PERRY COUNTY BOUNDARY LINE AND BY THE ROMA JEAN MAUTZ PROPERTY { 211.9 + - ACRES IN "PERRY COUNTY" } OF OFFICIAL RECORD BOOK 6, PAGE 630 AND BOUNDED ON THE WEST BY THE ALICE M. KELEMEN PROPERTY { 14.3 + - ACRES IN "MUSKINGUM COUNTY" } OF OFFICIAL RECORD BOOK 2291, PAGE 422]

THENCE, FROM THE "PRINCIPAL PLACE OF BEGINNING" AND LEAVING SAID "KROFFT" PROPERTY, S 89° 20' 30" W 213.77 FEET, IN THE SOUTH LINE OF SECTION #16, IN THE "MUSKINGUM COUNTY" and THE "PERRY COUNTY" BOUNDARY LINE AND IN THE NORTH LINE OF THE AFORESAID "ROMA JEAN MAUTZ" PROPERTY, TO AN IRON PIN SET MARKING THE SOUTHEAST CORNER OF THE AFORESAID { "14.3 + - ACRES" } "ALICE M. KELEMEN" PROPERTY IN "MUSKINGUM COUNTY", ALSO BEING THE NORTHEAST CORNER OF SAID "KELEMEN" { 81.7 + - ACRE } PROPERTY IN "PERRY COUNTY" AS DESCRIBED IN OFFICIAL RECORD BOOK 373, PAGE 1434 OF THE PERRY COUNTY RECORDER;

THENCE, LEAVING SAID "COUNTY LINE BOUNDARY", THE SOUTH LINE OF SECTION #16 AND SAID "MAUTZ" PROPERTY, N 1° 25' 07" W 123.17 FEET TO AN IRON PIN SET IN THE NORTHEAST CORNER OF SAID "KELEMEN 14.3 + - ACRE PARCEL" AND IN THE SOUTH BOUNDARY OF THE AFORESAID "JEFFERY S. KROFFT, TRUSTEE { 80.17 + - ACRES } PROPERTY;

THENCE, LEAVING SAID "ALICE M. KELEMEN" PROPERTY, N 88° 53' 02" E 218.71 FEET TO AN EXISTING IRON PIN MARKING THE SOUTHEAST CORNER OF THE AFORESAID "KROFFT" "80.17 ACRES PARCEL" AND ALSO BEING IN THE WEST BOUNDARY OF THE AFORESAID "JEFFERY S. KROFFT, TRUSTEE, 5.85 + - ACRE PARCEL";

THENCE, LEAVING SAID "JEFFERY S. KROFFT, TRUSTEE, 80.17 ACRES PARCEL", S 0° 51' 17" W 124.95 FEET, IN THE WEST LINE OF SAID "KROFFT 5.85 ACRES PARCEL", TO AN "EXISTING IRON PIN" AND THE "**PRINCIPAL PLACE OF BEGINNING**" OF THIS, SUBJECT, "0.616 ACRE PARCEL".

THE PARCEL AS DESCRIBED CONTAINS 0.616 ACRE, MORE OR LESS, SUBJECT TO ALL LEGAL EASEMENTS AND TOWNSHIP and COUNTY ZONING RULES and REGULATIONS OF RECORD.

THE ABOVE DESCRIBED 0.616 ACRE PARCEL HAS NO PUBLIC ROAD FRONTAGE AND IS TO BE USED AS AN ADD-ON TO THE "JEFFREY S. KROFFT, TRUSTEE," PROPERTY OF OFFICIAL RECORD BOOK 2335, PAGE 28 OR OFFICIAL RECORD BOOK 2093, PAGE 378.

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE SOUTH LINE OF SECTION #16 AS BEING S 89° 20' 30" W ie. ALL BEARINGS DESCRIBED HEREIN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

THE ABOVE DESCRIPTION IS BASED ON A FIELD SURVEY MADE BY A & E SURVEYING ON JANUARY 9, 2012. SEE PLAT ATTACHED.

ALL IRON PINS SET ARE 5/8 INCH BY 30 INCH STEEL ROD WITH PLASTIC IDENTIFICATION CAPS {1 & 1/4" INCH DIAMETER} MARKED KNISLEY 7231.

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

**OFFICE COPY
NOT RECORDABLE**

WAYNE A. KNISLEY
OHIO REGISTERED SURVEYOR # 7231
DATE: JANUARY 9, 2012



DESCRIPTION
APPROVED
By WAK 1/23/2012

PLAT OF SURVEY

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION #16, TOWNSHIP 18 NORTH, RANGE 15 WEST, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO. ALSO BEING A RESURVEY OF THE PROPERTY OF {EVERETT} E. H. JACKSON and ALICE LUCILLE JACKSON { deceased } OF DEED BOOK 509, PAGE 876 [The existing deed of record { ie. "Auditor's Deed", "D. Bk. 509, Pg. 876" } reads " {Everett } E. H. Jackson and Alice Lucille"] OF THE MUSKINGUM COUNTY RECORDER. ALSO BEING ALL OF AUDITOR'S PARCEL #25-80-16-12-000.

BASIS OF BEARINGS

ALL BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION #16 AS BEING S 89°20'30" W ie. ALL BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

SURVEY FOR:

JEFFERY S. KROFFT

JOB # K201201

NOTE: THIS 0.616 ACRE PARCEL HAS NO PUBLIC ROAD FRONTAGE AND IS TO BE USED AS AN ADD-ON TO THE PROPERTY OF JEFFERY S. KROFFT, TRUSTEE, OF OFFICIAL REC. BOOK 2335, PAGE 28 OR OFFICIAL REC. 2093, PG. 378.

5/8" dia. steel rod fd., with plastic id. cap marked L. E. # 5489

JEFFREY S. KROFFT, TRUSTEE, PROPERTY -- O.R. 2335, PAGE 28 {80.17 acres} AUDITOR'S PARCEL # 25-80-16-10-000

5/8" dia. steel rod fd. { no id. }

PERTINENT DOCUMENTS AND SOURCES OF DATA USED:

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

ALICE M. KELEMEN PROPERTY O.R. 2291, PAGE 422 { 14.3 acres }

0.616 Acre
E. H. JACKSON and ALICE LUCILLE {resurvey} PROPERTY {entire} Deed Book 509, Page 876 Auditor's Par. # 25-80-16-12-000 {entire}

JEFFREY S. KROFFT, TRUSTEE, PROPERTY O.R. 2093, PAGE 378 {5.85 acres} AUDITOR'S PARCEL #25-80-16-13-000

5/8" dia. steel rod fd., with plastic id. cap marked L. E. # 5489

S/E CORNER OF THE S/W QTR. OF SECTION #16



Muskingum County Hopewell Twp. Section #16

Perry County Madison Twp. Section #4

ROMA JEAN MAUTZ PROPERTY O.R. 6, PAGE 630 { 90.0 ac., 121.14 ac., 0.73 ac. } OF THE PERRY COUNTY RECORDER

Perry County, Madison Twp., Section #4

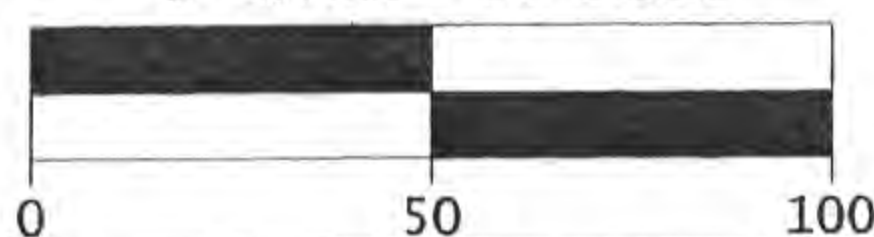
OFFICIAL RECORD BOOK 373, PAGE 1434 { PERRY CO. REC. }

- 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.

LEGEND

- ⊕ IRON PIN SET = 5/8" x 30" STEEL ROD WITH PLASTIC ID. CAP MARKED KNISLEY 7231
- EXISTING IRON PIN { as shown hereon }
- POINT {nothing set}

GRAPHIC SCALE
1" INCH = 50' FEET



A & E SURVEYING
P.O. BOX 420, SOMERSET, OHIO 43783
Ph: (740) 743-2201 Fax: 743-2498

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WAYNE A. KNISLEY -- OHIO P.S. # 7231
DATE: JANUARY 9, 2012

DESCRIPTION APPROVED
By: [Signature] 1/23/2012