

DESCRIPTION FOR A 18.007 ACRE TRACT

Situated in the State of Ohio, County of Muskingum, Township of Jackson, being a part of the Southwest Quarter of the Southeast Quarter of Section 15, Township-3 North, Range-9 West, United States Military Lands, being all of that 17.069 acre tract as conveyed to Timothy J. Singleton, II and Nancy J. Singleton in Official Record 2497, Page 542, and being a part of that original 30.214 acre tract as conveyed to Mildred M. Willey, Trustee of The Mildred M. Willey Amended and Restated Trust, Dated May 12, 2006 in Deed Volume 2041, Page 367, all references being to those of record in the Recorder's Office, Muskingum County, Ohio, and being more particularly bounded and described as follows:

Commencing at a railroad spike found in the centerline of Township Road 316 (Cannon Road) where said centerline intersects the southerly line of Section 15;

Thence leaving said Section line and along the centerline of Cannon Road the following two (2) courses and distances:

North 09°29'20" West, 174.20 feet to a point; and . . .

North 27°17'20" West, 542.55 feet to a point and being the **Point of Beginning** for the **18.007 acre tract** herein to be described;

Thence continuing along said centerline, **North 46°47'10" West, 428.57 feet** to a point at the southwesterly corner of said 17.069 acre tract;

Thence leaving the centerline of Cannon Road along the westerly line of said 17.069 acre tract, **North 00°33'24" East**, passing an iron pin found at 41.91 feet, a total distance of **396.91 feet** to a 5/8" rebar found marking the northwesterly corner of said 17.069 acre tract;

Thence along the northerly line of said 17.069 acre tract, **North 89°38'34" East, 1336.26 feet** to a 1" iron pipe found in the easterly line of the Southwest Quarter of the Southeast Quarter of Section 15 marking the northeasterly corner of said 17.069 acre tract;

Thence along the easterly line of the Southwest Quarter of the Southeast Quarter of Section 15 and said 17.069 acre tract, **South 00°16'19" East, 483.27 feet** to a 5/8" rebar with cap found marking the northeasterly corner of that 10.707 acre tract as conveyed to John B. Singleton as recorded in Deed Book 2280, Page 506;

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Page 2

Thence along the northerly lines of said 10.707acre tract the following two (2) courses and distances;

South 66°06'44" West, passing an 5/8" capped iron pin found at 400.23 feet, a total distance of **473.56 feet** to an 5/8" capped iron pin found; and . . .

South 24°17'07" West, 14.14 feet to an 5/8" iron pin set;

Thence with a new division line across said Willey tract **North 50°57'12" West, 197.83 feet** to an 5/8" iron pin set;

Thence **South 82°18'24" West, 213.47 feet** to an 5/8" iron pin found;

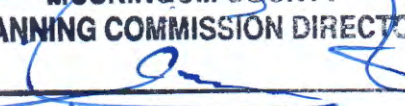
Thence **South 64°42'39" West**, passing an iron pin set at 219.98 feet, a total distance of **250.00 feet** to the **Point of Beginning**, and containing **18.007 acres** more or less, according to a survey conducted by Jobes Henderson and Associates, Inc. in November of 2012.

The above described parcel being 17.069 acres located in Parcel Number 29-30-15-21-002 and 0.937 acres in Parcel Number 29-30-15-21-000 of the Muskingum County, Ohio Auditor.

The bearings in the above description are based bearings taken from the description of that 10.707 acre tract as conveyed to John B. Singleton as recorded in Deed Book 2280, Page 506.

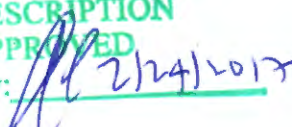
All iron pins set are 5/8" in diameter rebar by 30" in length with red identification caps marked "J&H, PS 8283".

Subject to all valid and existing easements, restrictions and conditions of record.

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

3/14/12
Date Fee Paid

November 27, 2012
S://SVY011/Legals/18.007 Acres



DESCRIPTION
APPROVED
By:  2/24/2012

OFFICE COPY
NOT RECORDABLE
Jeremy L. Van Ostran, P.S.
Surveyor No. 8283

SURVEY OF 2 PARCELS

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF JACKSON,
BEING A PART OF THE S.W. QTR. OF SEC. 15, TOWNSHIP-3, RANGE-9,
UNITED STATES MILITARY LANDS

PERTINENT DOCUMENTS USED
Muskingum County Tax Maps
All Recorded Information shown
were used as source documents.

DENISE K. WALTERS, TRUSTEE
D.V. 1796, PG. 16
51.17 AC.

RONALD R. HIVELY
D.V. 907, PG. 297
40.21 AC.

JILL F. STANDEFORD
O.R. 2683, PG. 855
41.81 AC.

TIMOTHY J. SINGLETON, II &
NANCY J. SINGLETON
O.R. 2497, PG. 542
17.069 ACRES
PARCEL 29-30-15-21-002

PART OF PARCEL 29-30-15-21-000
Not to be used as a separate building site
or transferred as an independent parcel in
the future without planning commission
approval in accordance with applicable
subdivision regulations. Parcel to be
combined to Auditor's Parcel Number
29-30-15-21-002.

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

18.007 ACRES

Date 3/14/17 Fee Paid

POB 0.937 AC.
N82°18'24"E 213.47'
S50°57'12"E 197.83'
S24°17'07"W 340.98'

4.697 ACRES

MILDRED M. WILEY, TRUSTEE OF THE
MILDRED M. WILEY AMENDED
AND RESTATED TRUST
DATED MAY 12, 2006
D.V. 2041, PG. 367 T.D.
T.D. 4.821 AC.
PART OF
PARCEL 29-30-15-21-000

Approved For Transfer
No On-Lot Sewage
Date 3-13-17

Matthew
Zanesville - Muskingum Co.
Health Department

JOHN B. SINGLETON
D.V. 2280, Pg. 506
10.707 AC.

☪ CANNON ROAD
TWP. RD. 316

WILBUR P. &
MARGARET L. MURPHY
D.V. 1070, PG. 640
6.34 AC.

POB 4.697 AC.

N27°17'20"W 27.87'

N9°29'20"W 174.20'

BASIS OF BEARING:
BEARINGS HEREIN ARE BASED ON BEARINGS
TAKEN FROM THE DESCRIPTION OF THAT 10.707
ACRE TRACT AS CONVEYED TO JOHN B. SINGLETON
AS RECORDED IN DEED BOOK 2280, PAGE 506

SCALE 1"=200'

0 200' 400'

Section 15

Section 16

HEATH A. & CAROL M. SKEESE
D.V. 2187, PG. 880

JILL F. RANDALL STANDEFORD 17.96 AC.
D.V. 1578, PG. 646
T.D. 1.51 AC.

DESCRIPTION
APPROVED
By: 3/16/17

NOTES:
OCCUPATIONAL LINES HAVE NOT BEEN LOCATED
IN THE FIELD AND ARE NOT REPRESENTED ON
THIS SURVEY.
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT
OF A TITLE POLICY, THERE MAY BE EASEMENTS OR
RIGHT-OF-WAY WHICH EXIST THAT ARE NOT SHOWN.

LEGEND

POC : POINT OF COMMENCEMENT
POB : POINT OF BEGINNING

△ : RAILROAD SPIKE FOUND

⊙ R.F.F. : IRON PIPE FOUND

○ I.R.F. : IRON PIN FOUND

● I.P.S. : IRON PIN SET 5/8" REBAR WITH
RED I.D. CAP "J&H PS#8283"

Community Panel No.: 39119C0020G
Flood Zone: "X" (non flood)
Effective Date: 07/06/2010

This Survey Prepared For:

MILDRED WILEY

RECEIVED

Foundation Survey Final Survey
Ord. No. Ord. No.
Date: Date:
Drawing S:/12-124/dwg/basemaps/
12-124a.dwg

REVISED

DRAWN: JLK
CHECKED: JLV
F.B.

Jobes
Henderson
& ASSOCIATES

Breaking Ground | Breaking Boundaries

Tel: 740.344.5451
Fax: 740.344.5746

59 Grant Street
Newark, Ohio 43055

www.jobeshenderson.com

DATE: 11-30-16

ORDER NO. SVY-011

OFFICE COPY
NOT RECORDABLE

JEREMY L. VAN OSTRAN

P.S. 8283