

DEED DESCRIPTION
31.500 ACRES { split }
NELSON M. and MARY D. MILLER PROPERTY {part}
PARCEL #47-02-02-17-000 {part}

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION #2, TOWNSHIP 17 NORTH, RANGE 15 WEST, NEWTON TOWNSHIP, MUSKINGUM COUNTY, OHIO [ALSO BEING A PART OF THE PROPERTY OF **NELSON M. and MARY D. MILLER** OF OFFICIAL RECORD BOOK 2661, PAGE 557 OF THE MUSKINGUM COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT AN EXISTING IRON PIN {¾ INCH STEEL PIPE, NO IDENTIFICATION} MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION #2 AND MARKING THE SOUTHEAST CORNER OF THE PROPERTY OF **JOHN A. LEE, III and ALECIA K. BERGA** OF OFFICIAL RECORD BOOK 2134, PAGE 942;

THENCE N 89° 03' 17" E 51.64 FEET, IN THE SOUTH LINE OF SECTION #2 AND IN THE NORTH BOUNDARY OF THE PROPERTY OF **DUSTIN J. and STEPHANIE PRICE** OF OFFICIAL RECORD BOOK 2657, PAGE 121, TO AN IRON PIN SET AND THE **PRINCIPAL PLACE OF BEGINNING** OF THIS "31.500 ACRES PARCEL" TO BE DESCRIBED;

THENCE, **LEAVING** THE SOUTH LINE OF SECTION #2 AND SAID "**PRICE**" PROPERTY, N 0° 48' 31" W 1729.96 FEET TO AN IRON PIN SET, **PASSING** THROUGH THE, APPROXIMATE, CENTER OF, ASPHALT SURFACED, **COUNTY ROAD #33** [A.K.A. **BAGLEY ROAD**] AT 46.00 FEET AND **PASSING** IRON PINS SET AT 79.10 FEET, 133.05 FEET, 1100.30 FEET, 1150.30 FEET AND 1586.83 FEET;

THENCE N 88° 57' 38" E 1217.17 FEET TO AN IRON PIN SET IN THE WEST BOUNDARY OF THE PROPERTY OF **CHARLES W. PRINTZ, TRUSTEE**, OF OFFICIAL RECORD BOOK 2341, PAGE 70;

THENCE S 1° 00' 30" E 968.60 FEET, ALONG SAID "**CHARLES W. PRINTZ, TRUSTEE**," BOUNDARY, TO AN EXISTING IRON PIN {5/8 INCH STEEL REBAR WITH PLASTIC CAP MARKED "BAKER 6938"} MARKING THE NORTHEAST CORNER OF THE PROPERTY OF **JAMES and TERESA SHANNON** OF OFFICIAL RECORD BOOK 1940, PAGE 528, **PASSING** AN IRON PIN SET AT 143.13 FEET;

THENCE, **LEAVING** SAID "**CHARLES W. PRINTZ, TRUSTEE**," PROPERTY, S 89° 03' 17" W 625.61 FEET, IN THE NORTH BOUNDARIES, RESPECTIVELY, OF SAID "**SHANNON**" PROPERTY AND THE PROPERTY OF **SHAWN COOK** OF OFFICIAL RECORD BOOK 2696, PAGE 595, TO AN EXISTING IRON PIN {5/8 INCH STEEL REBAR WITH PLASTIC CAP MARKED "BAKER 6938"} MARKING THE NORTHWEST CORNER OF SAID "**COOK**" PROPERTY;

THENCE S 0° 48' 31" E 763.36 FEET TO A POINT IN "**COUNTY ROAD #33**" MARKING THE SOUTHWEST CORNER OF SAID "**COOK**" PROPERTY, IN THE SOUTH LINE OF SECTION #2 AND IN THE NORTH BOUNDARY OF THE PROPERTY OF **BRIAN L. and ANGELA L. EVANCHO** OF OFFICIAL RECORD BOOK 1524, PAGE 919, **PASSING** AN EXISTING IRON PIN {5/8 INCH STEEL REBAR WITH PLASTIC CAP MARKED "BAKER 6938"} AT 693.36 FEET;

THENCE, **LEAVING** SAID "**COOK**" PROPERTY, S 89° 03' 17" W 101.73 FEET, IN "**COUNTY ROAD #33**", IN THE SOUTH LINE OF SECTION #2 AND IN THE NORTH BOUNDARY OF SAID "**EVANCHO**" PROPERTY, TO A POINT IN THE SOUTHEAST CORNER OF THE PROPERTY OF **DAVID M. DENHAM** OF OFFICIAL RECORD BOOK 2661, PAGE 562;

THENCE, LEAVING "COUNTY ROAD #33", THE SOUTH LINE OF SECTION #2 AND SAID "EVANCHO" PROPERTY, N 0° 48' 31" W 761.54 FEET TO AN EXISTING IRON PIN {5/8 INCH STEEL REBAR WITH PLASTIC CAP MARKED "BAKER 6938"} IN THE NORTHEAST CORNER OF SAID "DENHAM" PROPERTY, PASSING AN EXISTING IRON PIN {5/8 INCH STEEL REBAR WITH PLASTIC CAP MARKED "BAKER 6938"} AT 26.59 FEET;

THENCE S 89° 03' 17" W 343.20 FEET TO AN EXISTING IRON PIN {5/8 INCH STEEL REBAR WITH PLASTIC CAP MARKED "BAKER 6938"} MARKING THE NORTHWEST CORNER OF SAID "DENHAM" PROPERTY OF OFFICIAL RECORD BOOK 2675, PAGE 163, PASSING AN EXISTING IRON PIN {5/8 INCH STEEL REBAR WITH PLASTIC CAP MARKED "BAKER 6938"} AT 286.00 FEET;

THENCE S 0° 48' 31" E 761.54 FEET TO A POINT IN THE SOUTH LINE OF SECTION #2 MARKING THE SOUTHWEST CORNER OF SAID "DENHAM" PROPERTY, IN "COUNTY ROAD #33" AND IN THE NORTH BOUNDARY OF THE AFORESAID "PRICE" PROPERTY, PASSING AN EXISTING IRON PIN {5/8 INCH STEEL REBAR WITH PLASTIC CAP MARKED "BAKER 6938"} AT 723.54 FEET;

THENCE S 89° 03' 17" W 150.00 FEET, IN THE SOUTH LINE OF SECTION #2 AND IN THE NORTH BOUNDARY OF THE AFORESAID "PRICE" PROPERTY, TO AN "IRON PIN SET" AND THE "PRINCIPAL PLACE OF BEGINNING" OF THIS "31.500 ACRES PARCEL".

THE PARCEL AS DESCRIBED CONTAINS 31.500 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, ALL RESTRICTIONS AND ALL EASEMENTS OF RECORD.

THE ABOVE DESCRIBED "31.500 ACRES" PARCEL DESCRIBED ABOVE IS SUBJECT TO THE ENJOYMENT OF THE FOLLOWING, PROPOSED, 50.00 FEET WIDE ACCESS EASEMENT. THE FOLLOWING ACCESS EASEMENT TO BE DESCRIBED IS TO BE USED FOR INGRESS AND EGRESS PURPOSES ONLY.

ACCESS EASEMENT

50.00 FEET WIDE

NELSON M. and MARY D. MILLER PROPERTY {part}

PARCEL #47-02-02-17-000 {part}

BEING A PART OF THE SOUTH HALF OF SECTION #2, TOWNSHIP 17 NORTH, RANGE 15 WEST, NEWTON TOWNSHIP, MUSKINGUM COUNTY, OHIO [ALSO BEING A PART OF THE PROPERTY OF **NELSON M. and MARY D. MILLER** OF OFFICIAL RECORD BOOK 2661, PAGE 557 OF THE MUSKINGUM COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN, ASPHALT SURFACED, COUNTY ROAD #33 [A.K.A. BAGLEY ROAD] AND IN THE NORTH BOUNDARY OF THE PROPERTY OF JOHN A. LEE, III and ALECIA K. BERGA OF OFFICIAL RECORD BOOK 2134, PAGE 942 [SAID "POINT" BEARS N 40° 34' 10" W 393.74 FEET FROM AN EXISTING IRON PIN {3/4 INCH STEEL PIPE, NO IDENTIFICATION} MARKING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION #2];

[THE BOUNDARY OF THE FOLLOWING ACCESS EASEMENT WILL BE 25.00 FEET LEFT OF, 25.00 FEET RIGHT OF AND RADIAL TO THE FOLLOWING SIX (6) COURSE CENTER-LINE TO BE DESCRIBED]

THENCE, LEAVING "COUNTY ROAD #33" AND SAID "JOHN A. LEE, III and ALECIA K. BERGA" PROPERTY, THE FOLLOWING SIX (6) COURSES ARE IN THE CENTER OF AN EXISTING, GRAVEL SURFACED, DRIVEWAY:

COURSE #1 = S 79° 54' 55" E 197.42 FEET TO A POINT;

COURSE #2 = **64.32 FEET** ON A CURVE TO THE LEFT, WITH A RADIUS OF 37.00 FEET AND WITH A CHORD OF WHICH BEARS **N 50° 17' 11" E 56.52 FEET** TO AN IRON PIN SET;

COURSE #3 = **N 0° 29' 17" E 206.09 FEET** TO A MAG NAIL SET;

COURSE #4 = **N 0° 45' 26" W 554.52 FEET** TO A MAG NAIL SET;

COURSE #5 = **N 9° 24' 06" W 64.45 FEET** TO A POINT;

COURSE #6 = **N 88° 58' 03" E 70.10 FEET** TO A POINT AND THE **TERMINUS** OF THIS, SUBJECT, ACCESS EASEMENT. SAID "TERMINUS POINT" IS REFERENCED BY TWO IRON PINS SET. IRON PIN #1 BEARS **N 0° 48' 31" W 25.00 FEET**. IRON PIN #2 BEARS **S 0° 48' 31" E 25.00 FEET**.

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION #2 AS BEING **S 89° 03' 17" 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 PERFORMED BY OR UNDER THE DIRECT SUPERVISION OF WAYNE A. KNISLEY, OHIO PROFESSIONAL SURVEYOR #7231, ON NOVEMBER 7, 2017. **SEE THE PLAT ATTACHED.**

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

A & E

3284 TOWNSHIP ROAD 121 NW
SOMERSET, OHIO 43783

PHONE: (740) 743-2201 CELL: (740) 605-0002

WAYNE A. KNISLEY

OHIO REGISTERED SURVEYOR # 7231

DATE: JANUARY 9, 2018 {revised}

DESCRIPTION

APPROVED

By: 1/26/2018

PLAT OF SURVEY

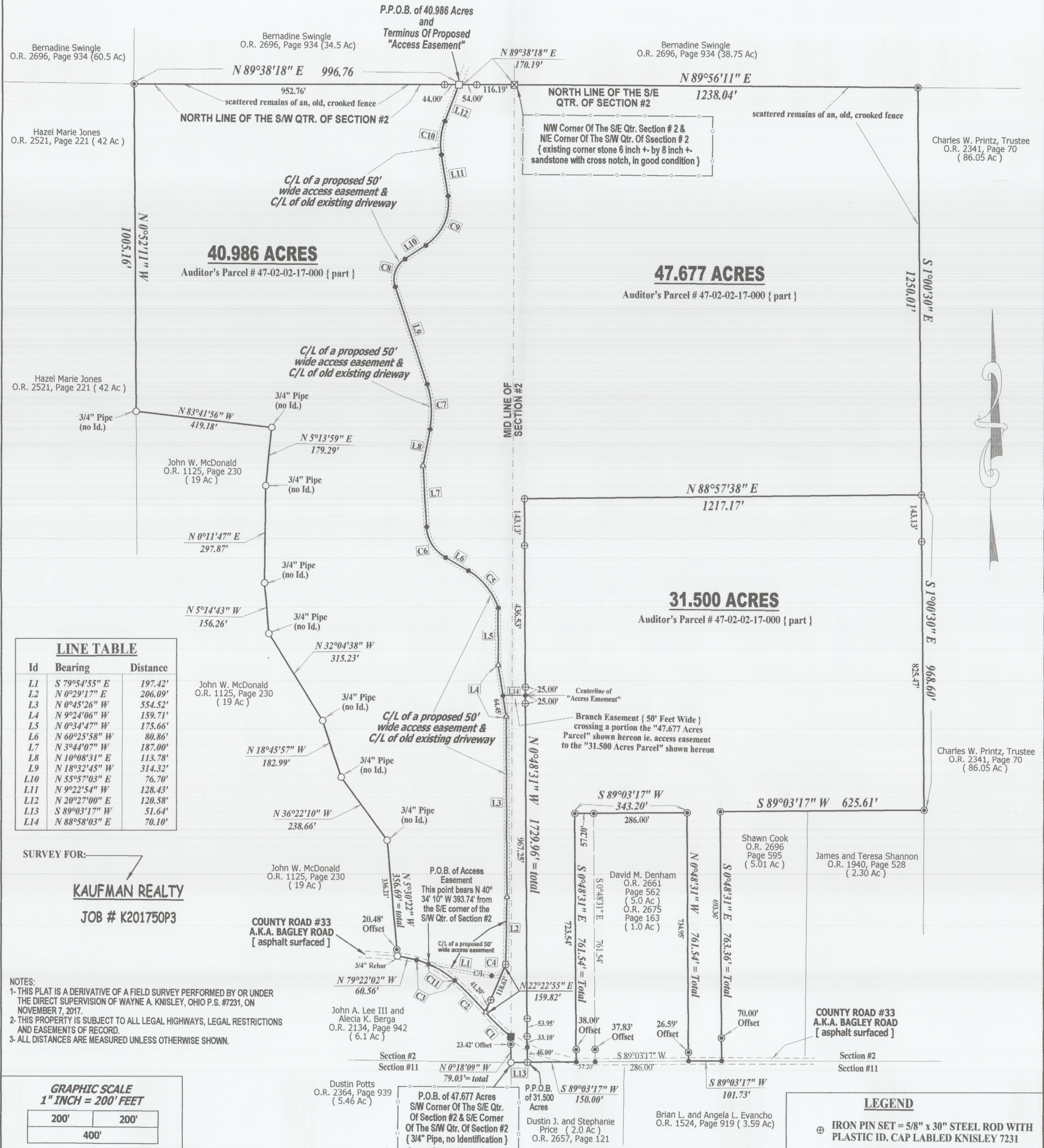
BEING A PART OF THE SOUTH HALF OF SECTION #2, TOWNSHIP 17 NORTH, RANGE 15 WEST, NEWTON TOWNSHIP, MUSKINGUM COUNTY, OHIO. ALSO BEING A SPLIT OF A 121.164 ACRES TRACT OF THE PROPERTY OF NELSON M. MILLER and MARY D. MILLER OF OFFICIAL RECORD BOOK 2661, PAGE 557 OF THE MUSKINGUM COUNTY RECORDER. ALSO BEING SHOWN AS PARCEL #47-02-02-17-000.

BASIS OF BEARINGS

ALL BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION #2 AS BEING S 89° 03' 17" W ie. ALL BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

PERTINENT DOCUMENTS AND SOURCES OF DATA USED:

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



SURVEY FOR:

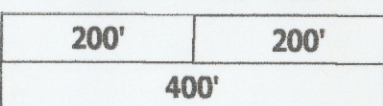
KAUFMAN REALTY

JOB # K201750P3

NOTES:

- 1- THIS PLAT IS A DERIVATIVE OF A FIELD SURVEY PERFORMED BY OR UNDER THE DIRECT SUPERVISION OF WAYNE A. KNISLEY, OHIO P.S. #7231, ON NOVEMBER 7, 2017.
- 2- THIS PROPERTY IS SUBJECT TO ALL LEGAL HIGHWAYS, LEGAL RESTRICTIONS AND EASEMENTS OF RECORD.
- 3- ALL DISTANCES ARE MEASURED UNLESS OTHERWISE SHOWN.

GRAPHIC SCALE
1" INCH = 200' FEET



A & E
3284 TOWNSHIP ROAD 121
SOMERSET, OHIO 43783

PH: (740) 743-2201
CELL: (740) 605-0002

OFFICE COPY
WAYNE A. KNISLEY
OHIO P.S. # 7231

DATE: JANUARY 9, 2018 {revised}

DESCRIPTION

APPROVED

By: *[Signature]*