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 <u>DUSTIN J. and STEPHANIE PRICE</u> OF OFFICIAL RECORD BOOK 2657, PAGE 121, TO AN IRON PIN SET AND THE <u>PRINCIPAL PLACE OF BEGINNING</u> OF THIS "31.500 ACRES PARCEL" TO BE DESCRIBED;

THENCE, **LEAVING** THE SOUTH LINE OF SECTION #2 AND SAID "<u>PRICE</u>" PROPERTY, **N 0° 48' 31" W 1729.96 FEET** TO AN IRON PIN SET, **PASSING** THROUGH THE, APPROXIMATE, CENTER OF, ASPHALT SURFACED, <u>COUNTY ROAD #33</u> [A.K.A. <u>BAGLEY ROAD</u>] 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 <u>CHARLES W. PRINTZ, TRUSTEE</u>, 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 "<u>CHARLES W. PRINTZ, TRUSTEE</u>," PROPERTY, **S 89° 03' 17" W 625.61 FEET**, IN THE NORTH BOUNDARIES, RESPECTIVELY, OF SAID "<u>SHANNON</u>" PROPERTY AND THE PROPERTY OF <u>SHAWN COOK</u> 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 "<u>COOK</u>" PROPERTY;

THENCE **S 0° 48' 31" E 763.36 FEET** TO A POINT IN "<u>COUNTY ROAD #33</u>" MARKING THE SOUTHWEST CORNER OF SAID "<u>COOK</u>" PROPERTY, IN THE SOUTH LINE OF SECTION #2 AND IN THE NORTH BOUNDARY OF THE PROPERTY OF <u>BRIAN L. and ANGELA L. EVANCHO</u> 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 "<u>COOK</u>" PROPERTY, **S 89° 03' 17" W 101.73 FEET**, IN "<u>COUNTY ROAD #33</u>", IN THE SOUTH LINE OF SECTION #2 AND IN THE NORTH BOUNDARY OF SAID "<u>EVANCHO</u>" PROPERTY, TO A POINT IN THE SOUTHEAST CORNER OF THE PROPERTY OF <u>DAVID M. DENHAM</u> 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 "<u>PRICE</u>" PROPERTY, TO AN "*IRON PIN SET*" AND THE "<u>PRINCIPAL PLACE OF BEGINNING</u>" OF THIS "31.500 ACRES PARCEL".

THE PARCEL AS DESCRIBED CONTAINS <u>31.500 ACRES</u>, 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 <u>NELSON M. and MARY D. MILLER</u> 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, <u>COUNTY ROAD #33</u> [A.K.A. <u>BAGLEY ROAD</u>"] AND IN THE NORTH BOUNDARY OF THE PROPERTY OF <u>JOHN A.</u> <u>LEE, III and ALECIA K. BERGA</u> OF OFFICIAL RECORD BOOK 2134, PAGE 942 [SAID "POINT" BEARS N 40° 34′ 10" W 393.74 FEET FROM AN EXISTING IRON PIN {¾ 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** "<u>COUNTY ROAD #33</u>" AND SAID "<u>JOHN A. LEE, III and ALECIA K.</u> <u>BERGA</u>" 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:

<u>COURSE #3</u> = **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;

<u>COURSE #5</u> = **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 437830 F OXAGE

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

WAYNE A KNISLEY OHIO REGISTERED SURVEYOR #

CONSTRUCTION OF THE STATE OF TH DATE: JANUARY 9, 2018 {revised}

DESCRIPTION

PLAT OF SURVEY BASIS OF BEARINGS PERTINENT DOCUMENTS AND **SOURCES OF DATA USED:** ALL BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH BEING A PART OF THE SOUTH HALF OF SECTION #2, TOWNSHIP 17 NORTH, RANGE LINE OF THE SOUTHEAST QUARTER OF SECTION #2 AS BEING 1- DEED REFERENCES AS SHOWN HEREON 15 WEST, NEWTON TOWNSHIP, MUSKINGUM COUNTY, OHIO. ALSO BEING A SPLIT S 89° 03' 17" W ie. ALL BEARINGS SHOWN ARE TO AN ASSUMED 2- NEWTON TOWNSHIP TAX MAPS OF A 121.164 ACRES TRACT OF THE PROPERTY OF NELSON M. MILLER and MARY MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY. 3-U.S.G.S. MAPS D. MILLER OF OFFICIAL RECORD BOOK 2661, PAGE 557 OF THE MUSKINGUM 4- VARIOUS SURVEY RECORDS FOUND IN COUNTY RECORDER. ALSO BEING SHOWN AS PARCEL #47-02-02-17-000. THE OFFICE OF THE MUSKINGUM COUNTY ENGINEER, ZANESVILLE, OHIO. P.P.O.B. of 40.986 Acres and **Terminus Of Proposed** Bernadine Swingle O.R. 2696, Page 934 (34.5 Ac) "Access Easement" Bernadine Swingle Bernadine Swingle O.R. 2696, Page 934 (60.5 Ac) N 89°38'18" E O.R. 2696, Page 934 (38.75 Ac) 170.19' N 89°38'18" E 996.76 N 89°56'11" E ⊕ 116.19 952,76 NORTH LINE OF THE S/E 1238.04' 54.00 44.00 scattered remains of an, old, crooked fence QTR. OF SECTION #2 scattered remains of an, old, crooked fence NORTH LINE OF THE S/W QTR. OF SECTION #2 N/W Corner Of The S/E Qtr. Section # 2 & Hazel Marie Jones C10 Charles W. Printz, Trustee O.R. 2341, Page 70 (86.05 Ac) N/E Corner Of The S/W Qtr. Of Ssection # 2 O.R. 2521, Page 221 (42 Ac) { existing corner stone 6 inch +- by 8 inch +sandstone with cross notch, in good condition } L11 C/L of a proposed 50' wide access easement & C/L of old existing driveway N 0°52'11" W 1.10 **40.986 ACRES 47.677 ACRES** Auditor's Parcel # 47-02-02-17-000 { part } I°00'30" 1250.01 Auditor's Parcel # 47-02-02-17-000 { part } C/L of a proposed 50' wide access easement & C/L of old existing drieway Hazel Marie Jones #2 O.R. 2521, Page 221 (42 Ac) 3/4" Pipe MID LINE C **C**7 (no Id.) N 83°41'56" W 3/4" Pipe 419.18 (no Id.) N 5°13'59" E L8 179.29 John W. McDonald O.R. 1125, Page 230 (19 Ac) 3/4" Pipe N 88°57'38" E (no Id.) L7 1217.17' 143.13 N 0°11'47" E 297.87 16 3/4" Pipe (no Id.) 1000'30" E **31.500 ACRES** 436.53 N 5°14'43" W 3/4" Pipe Auditor's Parcel # 47-02-02-17-000 { part } 156.26' (no Id.) L5 N 32°04'38" W LINE TABLE 315.23 Id Bearing 968.60' Distance S 79°54'55" E 197.42' LI John W. McDonald L14 Y >25.00' Centerline of O.R. 1125, Page 230 (19 Ac) N 0°29'17" E L2206.09 3/4" Pipe "Access Easement" >25.00' L3N 0°45'26" W 554.52' (no Id.) N 9°24'06" W L4 159.71 C/L of a proposed 50' Branch Easement { 50' Feet Wide } crossing a portion the "47.677 Acres L5N 0°34'47" W 175.66 wide access easement & Parcel" shown hereon ie. access easement L6N 60°25'58" W 80.86 C/L of old existing driveway to the "31.500 Acres Parcel" shown hereon L7N 3°44'07" W 187.00' N 18°45'57" W Charles W. Printz, Trustee O.R. 2341, Page 70 (86.05 Ac) L8N 10°08'31" E 113.78 3/4" Pipe 182.99' L9 N 18°32'45" W 314.32' (no Id.) N 55°57'03" E L10 76.70' L11N 9°22'54" W 128.43' S 89°03'17" W N L12 N 20°27'00" E 120.58 S 89°03'17" W 625.61' L3 343.20' S 89°03'17" W 3/4" Pipe L13 51.64' N 36°22'10" W 286.00 (no Id.) L14 N 88°58'03" E 70.10' 1729.96'= 238.66' 57.20 Shawn Cook O.R. 2696 SURVEY FOR:-Page 595 James and Teresa Shannon (5.01 Ac) O.R. 1940, Page 528 John W. McDonald O.R. 1125, Page 230 (19 Ac) 0°48'31" W P.O.B. of Access S 0048'31" E (2.30 Ac) total David M. Denham V 5°30'22" W 356.69' = total 336.21' Easement S 0°48'31" E O.R. 2661 KAUFMAN REALTY This point bears N 40° Page 562 (5.0 Ac) O.R. 2675 34' 10" W 393.74' from the S/E corner of the JOB # K201750P3 E Page 163 (1.0 Ac) S/W Qtr. of Section #2 20.48 **COUNTY ROAD #33** Offset A.K.A. BAGLEY ROAD 76I. 761.54'= [asphalt surfaced] C/L of a proposed 50' wide access easement 36'= LI C4 3/4" Rebar CAL Total N 79°22'02" W NOTES: N 22°22'55" 60.56 1- THIS PLAT IS A DERIVATIVE OF A FIELD SURVEY PERFORMED BY OR UNDER 159.82' THE DIRECT SUPERVISION OF WAYNE A. KNISLEY, OHIO P.S. #7231, ON NOVEMBER 7, 2017 John A. Lee III and **COUNTY ROAD #33** 70.00 2- THIS PROPERTY IS SUBJECT TO ALL LEGAL HIGHWAYS, LEGAL RESTRICTIONS A.K.A. BAGLEY ROAD Offset -53.95 26.591 O.R. 2134, Page 942 37,83' AND EASEMENTS OF RECORD. Offset [asphalt surfaced] Offset Offset (6.1 Ac) 3- ALL DISTANCES ARE MEASURED UNLESS OTHERWISE SHOWN 33.10 23.42' Offset 46.00 Section #2 S 89°03'17" W Section #2 Section #11 N 0°18'09" W 286.00 Section #11 79.03' = totalS 89°03'17" W **Dustin Potts** P.P.O.B. **GRAPHIC SCALE** S 89°03'17" W O.R. 2364, Page 939 101.73' P.O.B. of 47.677 Acres of 31,500 150.00' 1" INCH = 200' FEET (5.46 Ac) **LEGEND** S/W Corner Of The S/E Qtr. Brian L. and Angela L. Evancho O.R. 1524, Page 919 (3.59 Ac) Of Section #2 & S/E Corner 200' 200' Dustin J. and Stephanie Of The S/W Qtr. Of Section #2 IRON PIN SET = 5/8" x 30" STEEL ROD WITH Price (2.0 Ac) O.R. 2657, Page 121 400 PLASTIC ID. CAP LABLED KNISLEY 7231 { 3/4" Pipe, no Identification } O IRON PIN FOUND (size and Id. as noted) A&E **CURVE TABLE** 3284 TOWNSHIP ROAD 121 ● 5/8" REBAR FOUND CAPPED "BAKER 6938" Id Delta Radius Arc Length Ch Bearing Chord SOMERSET, OHIO 43783 C111°34'31" 534.95' 108.07' 107.89' N 46°49'08" W PH: (740) 743-2201× ■ CORNER STONE FOUND { good condition } 8°12'50" N 45°08'17" W C2951.78' 136.45' 136.33' C3 24°49'31" 308.42' 133.63' 132.59' N 61°39'27" W CELL: (740) 605-0002 99°35'48" N 50°17'11" E C4 37.00' 56.52' 64.32 RAILROAD SPIKE FOUND 43009'48" 149.92 N 38°51'03" W C5 199.00' 146.40' C6 56°41'49" 117.00' 115.78 N 32°05'02" W 111.11' ☐ RAILROAD SPIKE SET C7 28°41'17" 280.00' 140.20 138.74 N 4°12'07" W C8 74°29'51" 74.00' 96.22 89.58' N 18°42'09" E OHIO P.S. # 7231BLE △ MAG NAIL SET C9 65°19'57" 154.00' 175.60 166.24' N 23°17'05" E C10 29°49'54" 200.00' 104.13 N 5°32'03" E 102.96' DATE: JANUARY 9, 2018 {revised} • POINT (nothing set ie. unmarked) C11 17°39'30" 308.42' 95.05' 94.68' N 58°04'27" W DESCRIPTION