

DEED DESCRIPTION
47.677 ACRES { split }
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 AN EXISTING IRON PIN {3/4 INCH STEEL PIPE, NO IDENTIFICATION} MARKING THE SOUTHEAST CORNER OF THE SOUTHWEST 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 0° 18' 09" W 79.03 FEET**, IN THE MID LINE {north & south} OF SECTION #2 AND ALONG THE AFORESAID "**JOHN A. LEE, III**" BOUNDARY, TO AN EXISTING RAILROAD SPIKE IN, ASPHALT SURFACED, **COUNTY ROAD #33** [A.K.A. **BAGLEY ROAD**], **PASSING** AN EXISTING IRON PIN {5/8 INCH STEEL REBAR WITH PLASTIC CAP MARKED "BAKER 6938"} AT 55.61 FEET;

THENCE **108.07 FEET** ON A CURVE TO THE RIGHT, WITH A RADIUS OF 534.95 FEET AND WITH A CHORD OF WHICH BEARS **N 46° 49' 08" W 107.89 FEET**, ALONG "**COUNTY ROAD #33**" AND IN SAID "**JOHN A. LEE, III**" BOUNDARY, TO A MAG NAIL SET;

THENCE, **LEAVING** "**COUNTY ROAD #33**" AND SAID "**JOHN A. LEE, III**" PROPERTY, **N 22° 22' 55" E 159.82 FEET** TO AN IRON PIN SET IN THE CENTER OF AN EXISTING, GRAVEL SURFACED, DRIVEWAY, **PASSING** AN IRON PIN SET AT 41.20 FEET;

THENCE THE FOLLOWING SEVENTEEN [17] COURSES ARE IN THE CENTER OF SAID "EXISTING, GRAVEL SURFACED, DRIVEWAY":

COURSE #1 = **N 0° 29' 17" E 206.09 FEET** TO A MAG NAIL SET;

COURSE #2 = **N 0° 45' 26" W 554.52 FEET** TO A MAG NAIL SET;

COURSE #3 = **N 9° 24' 06" W 159.71 FEET** TO A MAG NAIL SET;

COURSE #4 = **N 0° 34' 47" W 175.66 FEET** TO A POINT;

COURSE #5 = **149.92 FEET** ON A CURVE TO THE LEFT, WITH A RADIUS OF 199.00 FEET AND WITH A CHORD OF WHICH BEARS **N 38° 51' 03" W 146.40 FEET** TO A POINT;

COURSE #6 = **N 60° 25' 58" W 80.86 FEET** TO A POINT;

COURSE #7 = **115.78 FEET** ON A CURVE TO THE RIGHT, WITH A RADIUS OF 117.00 FEET AND WITH A CHORD OF WHICH BEARS **N 32° 05' 02" W 111.11 FEET** TO A POINT;

COURSE #8 = **N 3° 44' 07" W 187.00 FEET** TO A MAG NAIL SET;

COURSE #9 = **N 10° 08' 31" E 113.78 FEET** TO A POINT;

COURSE #10 = **140.20 FEET** ON A CURVE TO THE LEFT, WITH A RADIUS OF 280.00 FEET AND WITH A CHORD OF WHICH BEARS **N 4° 12' 07" W 138.74 FEET** TO A POINT;

COURSE #11 = N 18° 32' 45" W 314.32 FEET TO A POINT;

COURSE #12 = 96.22 FEET ON A CURVE TO THE RIGHT, WITH A RADIUS OF 74.00 FEET AND WITH A CHORD OF WHICH BEARS N 18° 42' 09" E 89.58 FEET TO A POINT;

COURSE #13 = N 55° 57' 03" E 76.70 FEET TO A POINT;

COURSE #14 = 175.60 FEET ON A CURVE TO THE LEFT, WITH A RADIUS OF 154.00 FEET AND WITH A CHORD OF WHICH BEARS N 23° 17' 05" E 166.24 FEET TO A POINT;

COURSE #15 = N 9° 22' 54" W 128.43 FEET TO A POINT;

COURSE #16 = 104.13 FEET ON A CURVE TO THE RIGHT, WITH A RADIUS OF 200.00 FEET AND WITH A CHORD OF WHICH BEARS N 5° 32' 03" E 102.96 FEET TO A POINT;

COURSE #17 = N 20° 27' 00" E 120.58 FEET TO A RAILROAD SPIKE SET IN THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION #2 AND IN THE SOUTH BOUNDARY OF THE PROPERTY OF BERNADINE SWINGLE OF OFFICIAL RECORD BOOK 2696, PAGE 934;

THENCE, LEAVING SAID "EXISTING, GRAVEL SURFACED, DRIVEWAY", N 89° 38' 18" E 170.19 FEET, IN THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION #2 AND IN THE SOUTH BOUNDARY OF SAID "BERNADINE SWINGLE" PROPERTY, TO AN EXISTING CORNER STONE { A 6" INCH BY 8" INCH SANDSTONE, WITH A DEEP CROSS NOTCH, IN GOOD CONDITION } MARKING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION #2, PASSING AN IRON PIN SET AT 54.00 FEET;

THENCE N 89° 56' 11" E 1238.04 FEET, IN THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION #2 AND IN THE SOUTH BOUNDARY OF SAID "BERNADINE SWINGLE" PROPERTY, TO AN EXISTING IRON PIN { 5/8 INCH STEEL REBAR WITH PLASTIC CAP MARKED "BAKER 6938" } MARKING THE NORTHWEST CORNER OF THE PROPERTY OF CHARLES W. PRINTZ, TRUSTEE, OF OFFICIAL RECORD BOOK 2341, PAGE 70;

THENCE, LEAVING THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION #2 AND THE AFORESAID "BERNADINE SWINGLE" PROPERTY, S 1° 00' 30" E 1250.01 FEET, ALONG SAID "CHARLES W. PRINTZ, TRUSTEE," BOUNDARY, TO AN IRON PIN SET;

THENCE, LEAVING SAID "CHARLES W. PRINTZ, TRUSTEE" PROPERTY, S 88° 57' 38" W 1217.17 FEET TO AN IRON PIN SET;

THENCE S 0° 48' 31" E 1729.96 FEET TO AN IRON PIN SET 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, PASSING IRON PINS SET AT 143.13 FEET, 579.66 FEET, 629.66 FEET, 1596.91 FEET AND 1650.86 FEET AND PASSING THROUGH THE, APPROXIMATE, CENTER OF "COUNTY ROAD #33" AT 1683.96 FEET;

THENCE S 89° 03' 17" W 51.64 FEET, IN THE SOUTH LINE OF SECTION #2 AND IN THE NORTH BOUNDARY OF THE AFORESAID "PRICE" PROPERTY, TO AN "EXISTING IRON PIN" AND THE "PLACE OF BEGINNING" OF THIS 47.677 ACRES PARCEL.

THE PARCEL AS DESCRIBED CONTAINS 47.677 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, ALL RESTRICTIONS AND ALL EASEMENTS OF RECORD.

THE ABOVE DESCRIBED "**47.677 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 {¾ INCH STEEL PIPE, NO IDENTIFICATION} MARKING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION #2];

[THE BOUNDARY OF THE FOLLOWING ACCESS EASEMENT TO BE DESCRIBED WILL BE 25.00 FEET LEFT OF, 25.00 FEET RIGHT OF AND RADIAL TO THE FOLLOWING NINETEEN (19) COURSE CENTER-LINE TO BE DESCRIBED]

THENCE, **LEAVING** "**COUNTY ROAD #33**" AND SAID "**JOHN A. LEE, III and ALECIA K. BERGA**" PROPERTY, THE FOLLOWING NINETEEN (19) 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 159.71 FEET TO A MAG NAIL SET;

COURSE #6 = N 0° 34' 47" W 175.66 FEET TO A POINT;

COURSE #7 = 149.92 FEET ON A CURVE TO THE LEFT, WITH A RADIUS OF 199.00 FEET AND WITH A CHORD OF WHICH BEARS N 38° 51' 03" W 146.40 FEET TO A POINT;

COURSE #8 = N 60° 25' 58" W 80.86 FEET TO A POINT;

COURSE #9 = 115.78 FEET ON A CURVE TO THE RIGHT, WITH A RADIUS OF 117.00 FEET AND WITH A CHORD OF WHICH BEARS N 32° 05' 02" W 111.11 FEET TO A POINT;

COURSE #10 = N 3° 44' 07" W 187.00 FEET TO A MAG NAIL SET;

COURSE #11 = N 10° 08' 31" E 113.78 FEET TO A POINT;

COURSE #12 = **140.20 FEET** ON A CURVE TO THE LEFT, WITH A RADIUS OF 280.00 FEET AND WITH A CHORD OF WHICH BEARS N 4° 12' 07" W 138.74 FEET TO A POINT;

COURSE #13 = **N 18° 32' 45" W 314.32 FEET** TO A POINT;

COURSE #14 = **96.22 FEET** ON A CURVE TO THE RIGHT, WITH A RADIUS OF 74.00 FEET AND WITH A CHORD OF WHICH BEARS N 18° 42' 09" E 89.58 FEET TO A POINT;

COURSE #15 = **N 55° 57' 03" E 76.70 FEET** TO A POINT;

COURSE #16 = **175.60 FEET** ON A CURVE TO THE LEFT, WITH A RADIUS OF 154.00 FEET AND WITH A CHORD OF WHICH BEARS N 23° 17' 05" E 166.24 FEET TO A POINT;

COURSE #17 = **N 9° 22' 54" W 128.43 FEET** TO A POINT;

COURSE #18 = **104.13 FEET** ON A CURVE TO THE RIGHT, WITH A RADIUS OF 200.00 FEET AND WITH A CHORD OF WHICH BEARS N 5° 32' 03" E 102.96 FEET TO A POINT;

COURSE #19 = **N 20° 27' 00" E 120.58 FEET** TO A RAILROAD SPIKE SET IN THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION #2 AND IN THE SOUTH BOUNDARY OF THE PROPERTY OF BERNADINE SWINGLE OF OFFICIAL RECORD BOOK 2696, PAGE 934 AND BEING THE TERMINUS OF THIS, SUBJECT, ACCESS EASEMENT.

THE BEARINGS IN THE ABOVE DESCRIPTIONS 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

OFFICE COPY
WAYNE A. KNISLEY

OHIO REGISTERED SURVEYOR # 7231

DATE: JANUARY 9, 2018 {revised}

DESCRIPTION

APPROVED

By: W.A. Knisley 1/26/2018

PLAT OF SURVEY

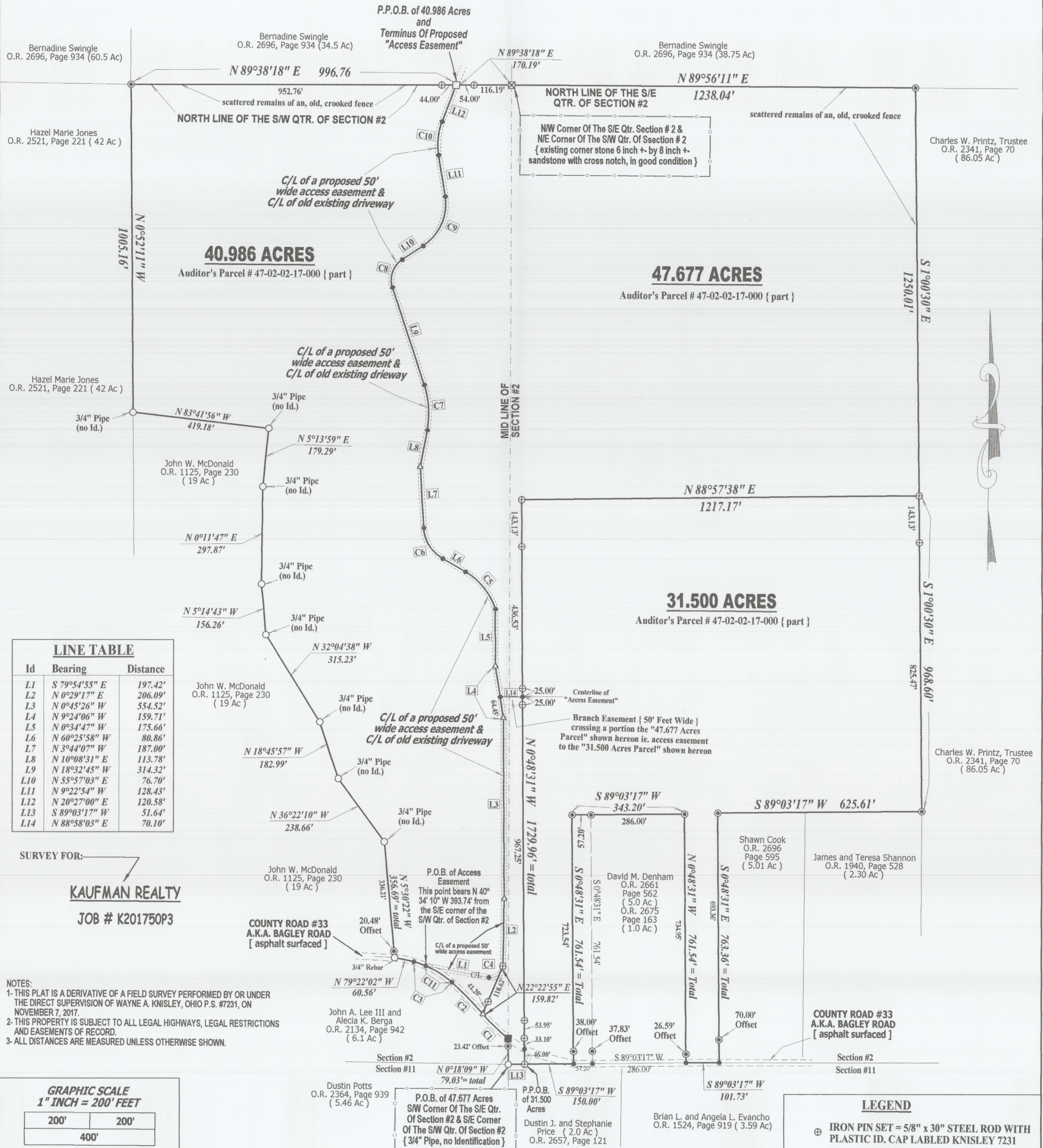
BEING A PART OF THE SOUTH HALF OF SECTION #2, TOWNSHIP 17 NORTH, RANGE 15 WEST, NEWTON TOWNSHIP, MUSKINGUM COUNTY, OHIO. ALSO BEING A SPLIT OF A 121.164 ACRES TRACT OF THE PROPERTY OF NELSON M. MILLER and MARY D. MILLER OF OFFICIAL RECORD BOOK 2661, PAGE 557 OF THE MUSKINGUM COUNTY RECORDER. ALSO BEING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

200'	200'
400'	

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}

CURVE TABLE

Id	Delta	Radius	Arc Length	Chord	Ch Bearing
C1	11°34'31"	534.95'	108.07'	107.89'	N 46°49'08" W
C2	8°12'50"	951.78'	136.45'	136.33'	N 45°08'17" W
C3	24°49'31"	308.42'	133.63'	132.59'	N 61°39'27" W
C4	99°35'48"	37.00'	64.32'	56.52'	N 50°17'11" E
C5	43°09'48"	199.00'	149.92'	146.40'	N 38°51'03" W
C6	56°41'49"	117.00'	115.78'	111.11'	N 32°05'02" W
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
C9	65°19'57"	154.00'	175.60'	166.24'	N 23°17'05" E
C10	29°49'54"	200.00'	104.13'	102.96'	N 5°32'03" E
C11	17°39'30"	308.42'	95.05'	94.68'	N 58°04'27" W

DESCRIPTION

APPROVED

By: *[Signature]*