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 <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 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 <u>JOHN A. LEE</u>, <u>III and ALECIA K. BERGA</u> 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, <u>COUNTY ROAD #33</u> [A.K.A. <u>BAGLEY ROAD</u>], **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 "<u>COUNTY ROAD #33</u>" AND IN SAID "<u>JOHN A. LEE, III</u>" 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":

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

<u>COURSE #2</u> = **N 0° 45' 26" W 554.52 FEET** TO A MAG NAIL SET:

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

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

<u>COURSE #5</u> = **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;

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

<u>COURSE #7</u> = 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;

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

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

<u>COURSE #10</u> = **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;

<u>COURSE #11</u> = **N 18° 32' 45" W 314.32 FEET** TO A POINT;

<u>COURSE #12</u> = **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;

<u>COURSE #13</u> = **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;

<u>COURSE #15</u> = **N 9° 22' 54" W 128.43 FEET** TO A POINT;

<u>COURSE #16</u> = **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;

<u>COURSE #17</u> = **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 <u>BERNADINE SWINGLE</u> 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 "<u>BERNADINE SWINGLE</u>" 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 "<u>BERNADINE SWINGLE</u>" PROPERTY, **S 1° 00' 30" E 1250.01 FEET**, ALONG SAID "<u>CHARLES W. PRINTZ, TRUSTEE</u>," BOUNDARY, TO AN IRON PIN SET;

THENCE, **LEAVING** SAID "<u>CHARLES W. PRINTZ, TRUSTEE</u>" 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 <u>DUSTIN J. and STEPHANIE PRICE</u> 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 "<u>COUNTY ROAD #33</u>" 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 <u>47.677 ACRES</u>, 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 <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. 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 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:

<u>COURSE #1</u> = **S 79° 54' 55" E 197.42 FEET** TO A POINT;

<u>COURSE #2</u> = **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;

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

<u>COURSE #5</u> = **N 9° 24' 06" W 159.71 FEET** TO A MAG NAIL SET;

<u>COURSE #6</u> = **N 0° 34' 47" W 175.66 FEET** TO A POINT;

<u>COURSE #7</u> = **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;

<u>COURSE #8</u> = **N 60° 25' 58" W 80.86 FEET** TO A POINT;

<u>COURSE #9</u> = 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;

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

<u>COURSE #11</u> = $N 10^{\circ} 08' 31" E 113.78 FEET TO A POINT;$

<u>COURSE #12</u> = **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;

<u>COURSE #14</u> = **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;

<u>COURSE #16</u> = **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;

<u>COURSE #18</u> = **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 <u>BERNADINE SWINGLE</u> OF OFFICIAL RECORD BOOK 2696, PAGE 934 AND BEING THE <u>TERMINUS</u> 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".

<u>A & E</u> 3284 TOWNSHIP ROAD 121 NW

SOMERSET, OHIO 43783 PHONE: (740) 743-2201 CELL: (740) 605-0002

WAYNE A. KNISLEY
OHIO REGISTERED SURVEYOR # 723
DATE: JANUARY 9, 2018 {revised}

DESCRIPTION APPROVED

By: (120/10/8

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 N/E Corner Of The S/W Qtr. Of Ssection # 2 Charles W. Printz, Trustee O.R. 2341, Page 70 (86.05 Ac) 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** C8 **47.677 ACRES** Auditor's Parcel # 47-02-02-17-000 { part } 1°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 MID LINE OF SECTION #2 O.R. 2521, Page 221 (42 Ac) 3/4" Pipe C7 (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 315.23 825.47 Id 968.60" Bearing Distance S 79°54'55" E 197.42' John W. McDonald L14 \$ 25.00' Centerline of O.R. 1125, Page 230 (19 Ac) L2N 0°29'17" E 206.09" 3/4" Pipe 'Access Easement" 25.00 554.52" L3N 0°45'26" W (no Id.) N 9°24'06" W L4 159.71' C/L of a proposed 50' Branch Easement { 50' Feet Wide } L5 N 0°34'47" W 175.66' crossing a portion the "47.677 Acres 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' Charles W. Printz, Trustee O.R. 2341, Page 70 (86.05 Ac) N 18°45'57" W L8 N 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 76.70 L10 N 9°22'54" W L11 128.43' S 89°03'17" W W L12 N 20°27'00" E 120.58' L3 S 89°03'17" W 625.61' 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 (5.01 Ac) James and Teresa Shannon O.R. 1940, Page 528 John W. McDonald O.R. 1125, Page 230 (19 Ac) 0°48'31" W P.O.B. of Access (2.30 Ac) total 0048'31" David M. Denham Easement S 0°48'31" E O.R. 2661 KAUFMAN REALTY This point bears N 40° Page 562 (5.0 Ac) O.R. 2675 69' = total 34' 10" W 393.74' from the S/E corner of the JOB # K201750P3 E S/W Qtr. of Section #2 Page 163 20.48 **COUNTY ROAD #33** (1.0 Ac) Offset A.K.A. BAGLEY ROAD [asphalt surfaced] C/L of a proposed 50' wide access easement 761.54' = 36'= LI C4 3/4" Rebar CAL Total N 79°22'02" W V 22°22'55" 1- THIS PLAT IS A DERIVATIVE OF A FIELD SURVEY PERFORMED BY OR UNDER 60.56' 159.82' THE DIRECT SUPERVISION OF WAYNE A. KNISLEY, OHIO P.S. #7231, ON 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 26.59 O.R. 2134, Page 942 37.83 AND EASEMENTS OF RECORD. Offset [asphalt surfaced] Offset Offset 3- ALL DISTANCES ARE MEASURED UNLESS OTHERWISE SHOWN (6.1 Ac) 33.10 23.42' Offset 46.00 S 89°03'17" W Section #2 Section #2 Section #11 N 0°18'09" W 286.00 Section #11 79.03'= total S 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 IRON PIN SET = 5/8" x 30" STEEL ROD WITH Of The S/W Qtr. Of Section #2 Price (2.0 Ac) 400' PLASTIC ID. CAP LABLED KNISLEY 7231 { 3/4" Pipe, no Identification } O.R. 2657, Page 121 O IRON PIN FOUND (size and Id. as noted) A&E **CURVE TABLE** 3284 TOWNSHIP ROAD 121 ● 5/8" REBAR FOUND CAPPED "BAKER 6938" Ch Bearing Id Delta Radius Arc Length Chord SOMERSET, OHIO 43783 CI 11°34'31" 534.95' 108.07' 107.89' N 46°49'08" W PH: (240) 743-2201× ○ CORNER STONE FOUND { good condition } N 45°08'17" W C28°12'50" 951.78' 136.45' 136.33' C3 24049'31" 133.63 132.59' N 61°39'27" W CELL: (740) 605-0002 308.42 C4 99°35'48" RAILROAD SPIKE FOUND 37.00' 64.32 56.52' N 50°17'11" E 43°09'48" C5 149.92 N 38°51'03" W 199.00' 146.40' 56°41'49" C6 117.00' 115.78 N 32°05'02" W 111.11' ☐ RAILROAD SPIKE SET N 4°12'07" W 28°41'17" 280.00 140.20 C7 138.74' 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 N 23°17'05" E 166.24' 29°49'54" N 5°32'03" E C10 200.00' 104.13' 102.96 DATE: JANUARY 9, 2018 {revised} • POINT (nothing set ie. unmarked) N 58°04'27" W C11 17°39'30" 308.42' 95.05' 94.68' DESCRIPTION