

DEED DESCRIPTION
1.020 ACRES (split)
KEITH E. and DANIELLE N. DILLON PROPERTY (part)
AUDITOR'S PARCEL #10-30-61-08-004 (part)

BEING A PART OF THE EAST HALF OF LOT 25, QUARTER TOWNSHIP 3, TOWNSHIP 3 NORTH, RANGE 8 WEST, CASS TOWNSHIP, MUSKINGUM COUNTY, OHIO. ALSO BEING A PART OF A 24.253 ACRES TRACT OF THE PROPERTY OF **KEITH E. and DANIELLE N. DILLON** OF OFFICIAL RECORD BOOK 3280, PAGE 748 OF THE MUSKINGUM COUNTY RECORDER AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT AN EXISTING IRON PIN (3/4 INCH STEEL PIPE, NO IDENTIFICATION) MARKING THE NORTHWEST CORNER OF THE EAST HALF OF LOT 25;

THENCE S 0° 09' 46" W 1350.19 FEET, IN THE MID LINE OF "LOT 25", TO A POINT;

THENCE, LEAVING THE MID LINE OF "LOT 25", S 89° 50' 14" E 209.43 FEET TO AN IRON PIN SET AND THE **PRINCIPAL PLACE OF BEGINNING** OF THIS "1.020 ACRES PARCEL" TO BE DESCRIBED;

THENCE N 28° 47' 41" E 200.00 FEET TO AN IRON PIN SET;

THENCE S 61° 12' 00" E 205.53 FEET TO A POINT IN (ASPHALT SURFACED) **TOWNSHIP ROAD 312** (A.K.A. **DUTCH SCHOOL ROAD**), PASSING AN IRON PIN SET AT 179.53 FEET;

THENCE THE FOLLOWING THREE (3) COURSES ARE IN "**TOWNSHIP ROAD 312**" AND ARE IN THE WEST BOUNDARY OF THE PROPERTY OF **OWEN and EDNA YODER** OF OFFICIAL RECORD BOOK 2545, PAGE 166:

COURSE #1 = S 28° 47' 41" W 62.70 FEET TO AN EXISTING SPIKE;

COURSE #2 = S 13° 18' 09" W 83.48 FEET TO AN EXISTING SPIKE;

COURSE #3 = S 6° 53' 33" E 70.00 FEET TO A POINT;

THENCE, LEAVING "**TOWNSHIP ROAD 312**" AND SAID "**YODER**" PROPERTY, N 61° 12' 00" W 268.66 FEET TO AN "IRON PIN SET" AND THE "**PRINCIPAL PLACE OF BEGINNING**" OF THIS "1.020 ACRES PARCEL", PASSING AN IRON PIN SET AT 30.00 FEET.

THE PARCEL AS DESCRIBED CONTAINS 1.020 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, ALL RESTRICTIONS AND ALL EASEMENTS OF RECORD.

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON A SURVEY MADE BY XYZ SURVEY SERVICE INC ON 12-30-2002 AND ARE BASED ON THE MID LINE OF LOT 25 AS BEING S 0° 09' 46" W. 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 AUGUST 25, 2025.

ALL IRON PINS SET ARE 5/8 INCH BY 30 INCH STEEL RODS WITH PLASTIC IDENTIFICATION CAPS MARKED "KNISLEY 7231". SEE THE PLAT ATTACHED.

A & E
OFFICE COPY
Wayne A. Knisley
NOT RECORDABLE
WAYNE A. KNISLEY
OHIO PROFESSIONAL SURVEYOR 7231
3284 TOWNSHIP ROAD 121 NW
SOMERSET, OHIO 43783
PH: (740) 743-2201 CELL: (740) 605-0002
DATE: AUGUST 25, 2025

DESCRIPTION
APPROVED

By: J.M. Barnard

9-26-2025



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

9/25/25
DATE

PLAT OF SURVEY

BEING A PART OF THE EAST HALF OF LOT 25, QUARTER TOWNSHIP 3, TOWNSHIP 3 NORTH, RANGE 8 WEST, CASS TOWNSHIP, MUSKINGUM COUNTY, OHIO. ALSO BEING A PART OF A 24.253 ACRES PARCEL OF THE PROPERTY OF KEITH E. and DANIELLE N. DILLON OF OFFICIAL RECORD BOOK 3280, PAGE 748 OF THE MUSKINGUM COUNTY RECORDER. BEING A PART OF AUDITOR'S PARCEL #10-30-61-08-004.

BASIS OF BEARINGS

ALL BEARINGS SHOWN HEREON ARE BASED ON A SURVEY MADE BY XYZ SURVEY SERVICE INC ON 12-30-2002 AND ARE BASED ON THE MID LINE OF LOT 25 AS BEING S 0° 09' 46" W. 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- CASS TOWNSHIP TAX MAPS
- 3- VARIOUS SURVEY RECORDS FOUND IN THE OFFICE OF THE MUSKINGUM COUNTY ENGINEER, ZANESVILLE, OHIO

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 August 25, 2025.
- 2- This property is subject to all legal highways, all restrictions and all easements of record.
- 3- All distances are measured unless otherwise shown.

DESCRIPTION

APPROVED

By: *M. Barnhart*

9-26-2025

OFFICE COPY
NOT RECORDABLE

WAYNE A. KNISLEY
OHIO P.S. 7231

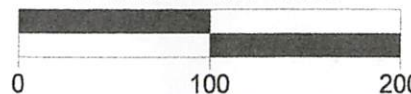
3284 TOWNSHIP ROAD 121 NW
SOMERSET, OHIO 43783
Ph: (740) 743-2201
Cell: (740) 605-0002
DATE: AUGUST 25, 2025

LEGEND

- IRON PIN SET = 5/8" BY 30" STEEL ROD WITH PLASTIC ID. CAP MARKED "KNISLEY 7231"
- EXISTING 3/4" STEEL PIPE (no identification)
- EXISTING 5/8" STEEL REBAR CAPPED "XYZ"
- EXISTING SPIKE
- UNMARKED POINT



GRAPHIC SCALE
1" INCH = 100' FEET



N/W CORNER OF THE
EAST HALF OF LOT 25

1350.19'
S 00°09'46" W
Mid Line
of Lot 25
West half of Lot 25
East half of Lot 25

S 89°50'14" E
209.43'

P.P.O.B. of
1.020 Acres

Keith E. & Danielle N. Dillon
O.R. 3280, Page 748
(24.253 acres)
Aud. Par. #10-30-61-08-004

SURVEY FOR:

LISA STROPKI
JOB #S202535P2

TOWNSHIP ROAD 312
(A.K.A. DUTCH SCHOOL ROAD)

Keith E. & Danielle N. Dillon
O.R. 3280, Page 748
(24.253 acres)
Aud. Par. #10-30-61-08-004

Owen & Edna
Yoder
O.R. 2545
Page 166
(44.430 ac.)

1.020 ACRES (split)
Keith E. & Danielle N. Dillon
O.R. 3280, Page 748 (part)
Aud. Par. #10-30-61-08-004 (part)

TWP. RD. 312

Owen & Edna
Yoder
O.R. 2545
Page 166
(44.430 ac.)

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DATE