

DEED DESCRIPTION
70.800 ACRES
JEFFERY S. KROFFT PROPERTY {part}
AUDITOR'S PARCEL #25-77-18-20-000 {part}

BEING A PART OF THE NORTHEAST QUARTER OF SECTION #18, TOWNSHIP 18 NORTH, RANGE 15 WEST, CONGRESS LANDS EAST OF THE SCIOTO RIVER, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO [ALSO BEING A PART OF THE PROPERTY OF **JEFFERY S. KROFFT** OF OFFICIAL RECORD BOOK 2559, PAGE 40 OF THE MUSKINGUM COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN IN THE NORTHEAST CORNER OF SECTION #18 [SAID EXISTING IRON PIN IS A COMMON CORNER WITH SECTION # 7, SECTION # 8 AND SECTION # 17 AND BEING THE SOUTHEAST CORNER OF A 90.47 + - ACRE TRACT OF THE PROPERTY OF ARTHUR T. HANDEL, Jr. and JUDITH HANDEL OF OFFICIAL RECORD BOOK 2331, PAGE 285. ALSO BEING THE NORTHWEST CORNER OF A 155 + - ACRE TRACT OF THE PROPERTY OF RICHARD L. and ELIZABETH H. MELLON OF OFFICIAL RECORD BOOK 1046, PAGE 116];

THENCE, FROM SAID "PLACE OF BEGINNING", **S 2° 55' 47" W 2669.32 FEET**, IN THE EAST LINE OF SECTION #18 AND IN THE WEST LINE SAID "MELLON" PROPERTY, TO AN EXISTING CORNER STONE IN THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION #18 { SAID "CORNER STONE" BEING THE SOUTHWEST CORNER OF SAID "MELLON" PROPERTY AND THE NORTHWEST CORNER OF TRACT 13 OF THE **HARDEN SUBDIVISION** OF PLAT BOOK 17, PAGE 140 OF THE MUSKINGUM COUNTY RECORDER }, **PASSING** IRON PINS SET AT 195.03 FEET AND 279.03 FEET AND **PASSING** THROUGH THE EXISTING CENTER OF, GRAVEL SURFACED, TOWNSHIP ROAD # 285 [A.K.A. PALMER ROAD] AT 234.03 FEET;

THENCE, **LEAVING** THE EAST LINE OF SECTION #18, SAID "MELLON" PROPERTY AND SAID "HARDEN SUBDIVISION", **N 85° 53' 42" W 680.00 FEET**, IN THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION #18 AND IN THE NORTH BOUNDARY OF THE PROPERTY OF KENNETH ROBERT STARNER OF OFFICIAL RECORD BOOK 2180, PAGE 603, TO AN IRON PIN SET;

THENCE, **LEAVING** THE "SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION #18" AND SAID "STARNER" PROPERTY, **N 3° 25' 00" W 485.00 FEET** TO AN IRON PIN SET;

THENCE **N 53° 10' 00" W 662.02 FEET** TO AN IRON PIN SET, **PASSING** AN IRON PIN SET AT 419.02 FEET;

THENCE **N 1° 46' 53" E 1833.64 FEET** TO AN IRON PIN SET IN THE NORTH LINE OF SECTION #18 AND IN THE SOUTH BOUNDARY OF THE AFORESAID "ARTHUR T. HANDEL, Jr. and JUDITH HANDEL" PROPERTY, **PASSING** IRON PINS SET AT 544.99 FEET, 604.99 FEET, 1217.99 FEET, 1431.39 FEET AND 1569.34 FEET **AND PASSING** THROUGH THE EXISTING CENTER OF "TOWNSHIP ROAD #285" AT 574.99 FEET;

THENCE **S 85° 48' 11" E 1320.00 FEET**, IN THE NORTH LINE OF SECTION #18 AND IN SAID "HANDEL" BOUNDARY, TO AN "EXISTING IRON PIN" AND THE "**PLACE OF BEGINNING**" OF THIS, SUBJECT, "70.800 ACRES PARCEL".

THE PARCEL AS DESCRIBED CONTAINS **70.800 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 THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION #18 AS BEING S 85° 48' 11" E. 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 DECEMBER 28, 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
UNRECORDED
WAYNE A. KNISLEY

OHIO REGISTERED SURVEYOR # 7231

DATE: DECEMBER 28, 2017

DESCRIPTION

APPROVED

By: *[Signature]*

PLAT OF SURVEY

BEING A PART OF THE NORTHEAST QUARTER OF SECTION #18, TOWNSHIP 18 NORTH, RANGE 15 WEST, U.S. CONGRESS LANDS EAST OF THE SCIOTO, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO. ALSO BEING A SPLIT OF THE PROPERTY OF JEFFERY S. KROFFT OF OFFICIAL RECORD BOOK 2559, PAGE 40 OF THE MUSKINGUM COUNTY RECORDER. ALSO BEING SHOWN AS AUDITOR'S PARCEL #25-77-18-20-000.

BASIS OF BEARINGS

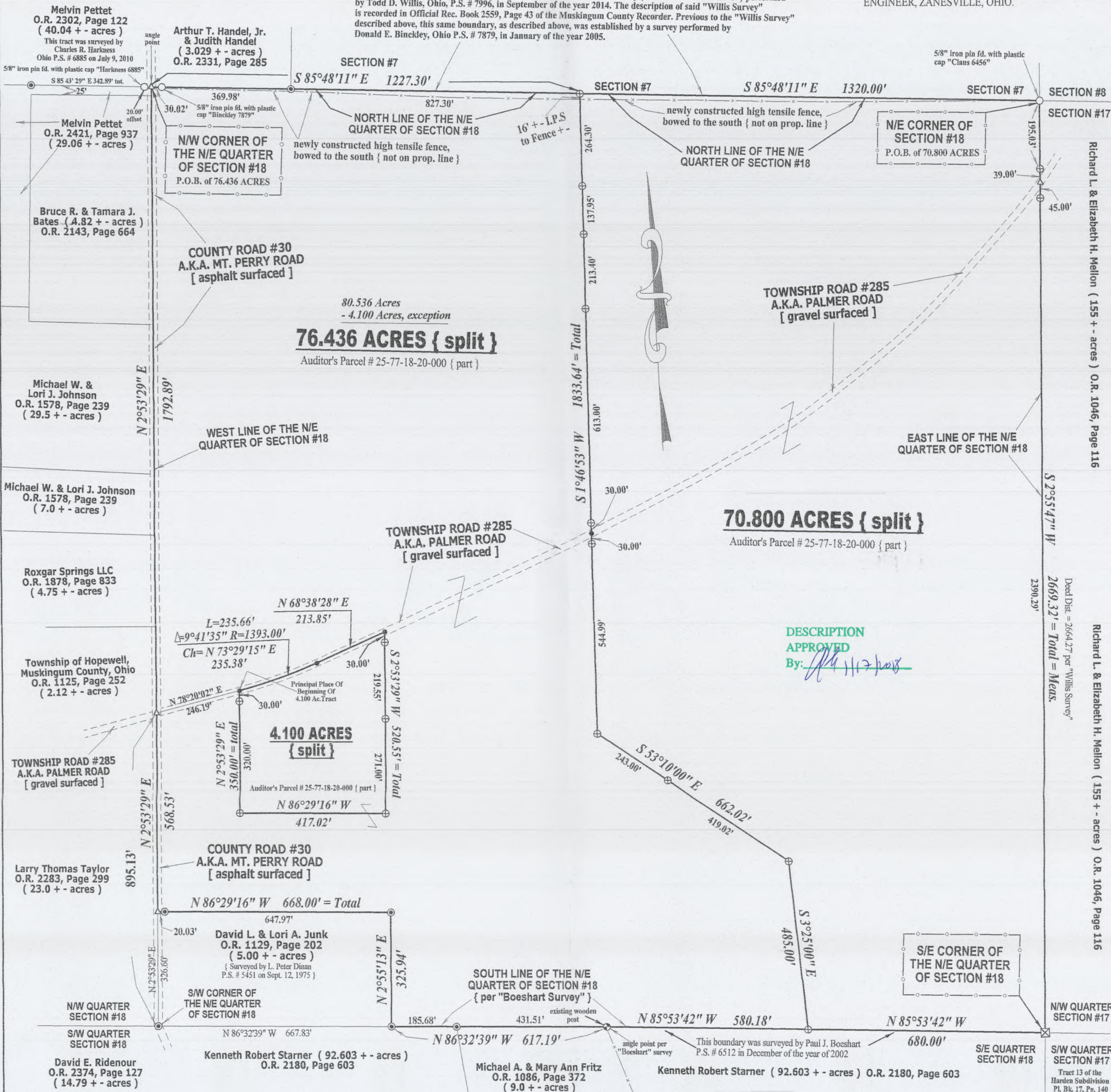
ALL BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION #18 AS BEING S 85° 48' 11" E ie. ALL BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

PERTINENT DOCUMENTS AND SOURCES OF DATA USED:

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

Arthur T. Handel, Jr. & Judith Handel (90.47 + - acres) O.R. 2331, Page 285

This boundary line { ie. the north line of Section # 18 } is based on a survey { a 151.191 + - Acre Tract } performed by Todd D. Willis, Ohio, P.S. # 7996, in September of the year 2014. The description of said "Willis Survey" is recorded in Official Rec. Book 2559, Page 43 of the Muskingum County Recorder. Previous to the "Willis Survey" described above, this same boundary, as described above, was established by a survey performed by Donald E. Binckley, Ohio P.S. # 7879, in January of the year 2005.



DESCRIPTION APPROVED
By: *[Signature]*

SURVEY FOR: **JEFFERY S. KROFFT** JOB # K201774P

A & E
3284 TOWNSHIP ROAD 121 NW
SOMERSET, OHIO 43783
Ph: (740) 743-2201 Cell: (740) 605-0002
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WAYNE A. KNISLEY
OHIO P.S. #7231
DATE: DECEMBER 28, 2017