

DEED DESCRIPTION  
1.200 ACRES {split}  
JEFFREY R. JENKINS and PATRICIA J. JENKINS PROPERTY {part}  
AUDITOR'S PARCEL #47-38-18-18-000 {part}

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION #18, TOWNSHIP 15 NORTH, RANGE 14 WEST, CONGRESS LANDS EAST OF THE SCIOTO RIVER, NEWTON TOWNSHIP, MUSKINGUM COUNTY, OHIO [ALSO BEING A PART OF AN ORIGINAL 9.31 ACRES +- PARCEL AND BEING THE PROPERTY OF JEFFREY R. JENKINS and PATRICIA J. JENKINS OF OFFICIAL RECORD BOOK 2459, PAGE 662 OF THE MUSKINGUM COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING, FOR REFERENCE**, AT A POINT MARKING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION #18 { FOR REFERENCE TO SAID CORNER, SEE OFFICIAL RECORD BOOK 2718, PAGE 132 };

THENCE S 89° 56' 36" W 2227.07 FEET, IN THE SOUTH LINE OF SECTION #18 [AS ESTABLISHED BY A SURVEY BY C. R. HARKNESS, P.S. #6885, IN JANUARY OF 2017, SEE OFFICIAL RECORD BOOK 2718, PAGE 132}], TO AN IRON PIN SET WITHIN THE RIGHT OF WAY OF, 40.00 FEET WIDE, “RUCKER ROAD” [A.K.A. TOWNSHIP ROAD #477], IN THE WEST BOUNDARY OF THE PROPERTY OF KARIA SLACK { A 2.80 +- ACRE TRACT } OF OFFICIAL RECORD BOOK 2129, PAGE 660 AND THE **PRINCIPAL PLACE OF BEGINNING** OF THIS, SUBJECT, “1.200 ACRES PARCEL” TO BE DESCRIBED, **PASSING** AN EXISTING REFERENCE IRON PIN, WITH A PLASTIC IDENTIFICATION CAP, MARKED “HARKNESS 6885, AT 40.00 FEET;

THENCE S 89° 56' 36" W 125.00 FEET, IN THE SOUTH LINE OF SECTION #18, WITHIN THE RIGHT OF WAY OF SAID “RUCKER ROAD” AND IN THE NORTH BOUNDARY LINE OF THE PROPERTY OF MAYSVILLE MATERIALS LLC OF OFFICIAL RECORD BOOK 2718, PAGE 132, TO A POINT;

THENCE, **LEAVING** “RUCKER ROAD”, THE SOUTH LINE OF SECTION #18 AND SAID “MAYSVILLE MATERIALS LLC” PROPERTY, N 0° 16' 50" W 418.18 FEET TO AN IRON PIN SET, **PASSING** AN IRON PIN SET AT 25.07 FEET;

THENCE N 89° 56' 36" E 125.00 FEET TO AN IRON PIN SET IN THE WEST BOUNDARY LINE OF SAID “KERIA SLACK” PROPERTY;

THENCE S 0° 16' 50" E 418.18 FEET, IN SAID “SLACK” WEST BOUNDARY, TO AN “IRON PIN SET” AND THE “PRINCIPAL PLACE OF BEGINNING” OF THIS “1.200 ACRES PARCEL”.

THE PARCEL AS DESCRIBED CONTAINS 1.200 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, ALL RESTRICTIONS, ALL RESTRICTIVE COVENANTS AND ALL EASEMENTS OF RECORD.

THIS "1.200 ACRES PARCEL" IS NOT TO BE USED AS A SEPARATE BUILDING SITE OR TRANSFERRED AS AN INDEPENDENT PARCEL IN THE FUTURE WITHOUT PLANNING COMMISSION APPROVAL IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS. THIS "1.200 ACRES PARCEL" IS TO BE COMBINED WITH AUDITOR'S PARCEL #47-38-18-18-002.

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE SOUTH LINE OF SECTION #18 AS BEING **S 89° 56' 00" W**, AS SURVEYED BY C. R. HARKNESS IN MAY OF 2002 [SEE OFFICIAL RECORD BOOK 2129, PAGE 660]. 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 6, 2018.

ALL IRON PINS SET ARE 5/8 INCH BY 30 INCH STEEL ROD WITH PLASTIC IDENTIFICATION CAPS MARKED "KNISLEY 7231".

**OFFICE COPY  
NOT RECORDABLE**  
**WAYNE A. KNISLEY**

OHIO P.S. # 7231

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

3284 TOWNSHIP ROAD # 121 N/W

SOMERSET, OHIO 43783

DATE: AUGUST 6, 2018

DESCRIPTION

APPROVED

By: R. Shultz

**APPROVED**  
**MUSKINGUM COUNTY**  
**PLANNING COMMISSION DIRECTOR**  
8/27/18  
Date Fee Paid



BEING A PART OF THE SOUTHWEST QUARTER OF SECTION #18, TOWNSHIP 15 NORTH, RANGE 14 WEST, CONGRESS LANDS EAST OF THE SCIOTO RIVER, NEWTON TOWNSHIP, MUSKINGUM COUNTY, OHIO. ALSO BEING A PART OF AN ORIGINAL 9.31 ACRES +- TRACT AND THE PROPERTY OF JEFFREY R. and PATRICIA J. JENKINS OF OFFICIAL RECORD BOOK 2459, PAGE 662 OF THE MUSKINGUM COUNTY RECORDER. ALSO BEING A PART OF AUDITOR'S PARCEL #47-38-18-18-00.

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.

ALL BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE  
OF SECTION #18 AS BEING S 89° 56' 00" W, AS SURVEYED BY C.R.  
HARKNESS IN MAY OF 2002 { SEE O.R. BK. 2129, PAGE 660 } ie.  
ALL BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN  
AND ARE USED TO DENOTE ANGLES ONLY.

- 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 6, 2018.
- 2- This property is subject to all legal highways, legal restrictions and easements of record.
- 3- All distances are measured unless otherwise shown.

This, subject, area which is the "Slack" property and "Jenkins" property as described hereon, was previously surveyed, in part, by R.L. Daniels in October of 1973 { a 5.0 acres +- Tract } described in Deed Book 968, Page 338 and a 9.31 acres +- tract, by "R.L. Daniels" dated July of 1987. In May of 2002 "C.R. Harkness P.S. # 6885" surveyed a 2.80 Acres { split } Parcel for Sue Jenkins of Deed Book 1000, Page 269 { what is, presently, the property of "Keri A. Slack" of O.R. Bk. 2129, page 660 }. The common boundary between the "R.L. Daniels Survey" and the "C.R. Harkness Survey" being, what they both called, the "South Line Of Section # 18" and Rucker Road .ie Twp. Rd. # 477.

In January of 2017, said "C.R. Harkness" surveyed a certain 142.10 acres tract for David A. Crock of Official Record Book 2415, Page 511. Said "Crock" property, per "Harkness 2017 Survey", was sold to Maysville Materials, LLC, on 4-13-2017, recorded in O.R. Bk. 2718, Page 132.

The "142.10 Acres Survey", by C.R. Harkness in January of 2017, changed, what was called, the south line of "Section # 18" in May of 2002, to be, approximately, 15' feet north of his original South Line Of Section # 18 per the "May 2002, 2.80 Acres Survey" .

As of the date shown hereon { 8-6-2018 }, I have found no evidence of corrective deeds to eliminate Property Line Overlap, by previous Surveyors, as described above.

**This "1.20 Acres Parcel" is not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations. This "1.20 Acres Parcel" is to be combined with Auditor's Parcel # 47-38-18-18-002.**

**MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR**

**OFFICE COPY**  
**NOT RECORDED**

**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 6, 2018**

passing @ 40.00'

**JOB # S201849P2**

**GRAPHIC SCALE**  
**1" Inch = 100' Feet**

