

**DEED DESCRIPTION**  
2.500 ACRES  
HENRIETTA H. WINLAND PROPERTY [part]  
AUDITOR'S PARCEL # 25-24-15-16-000 [part]

BEING A PART OF THE EAST HALF OF FRACTIONAL SECTION #15, TOWNSHIP 1 NORTH, RANGE 9 WEST, U.S. MILITARY DISTRICT, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO [ALSO BEING A PART OF THE HENRIETTA H. WINLAND PROPERTY OF DEED BOOK 639, PAGE 92 OF THE MUSKINGUM COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT AN EXISTING MAG NAIL IN COUNTY ROAD # 8

[ A. K. A. FLINT RIDGE ROAD ] MARKING THE NORTHWEST CORNER OF THE AFORESAID "WINLAND" PROPERTY [ SAID "WINLAND" CORNER BEARS N 56° 05' 42" E 2168.74 FEET, A CALCULATED BEARING and DISTANCE, FROM A POINT IN SOUTHWEST CORNER OF THE EAST HALF OF FRACTIONAL SECTION #15 { SAID "POINT" IN THE SOUTHWEST CORNER OF FRACTIONAL SECTION # 15 BEARS N 88° 16' 10" W 389.39 FEET FROM AN EXISTING CORNER STONE ON THE SOUTH LINE OF SECTION #15};

THENCE, FROM SAID "REFERENCE BEGINNING", S 89° 09' 20" E 50.00 FEET, IN SAID "FLINT RIDGE ROAD" TO A POINT AND THE PRINCIPAL PLACE OF BEGINNING OF THE 2.50 ACRE PARCEL HEREIN TO BE DESCRIBED;

[ THE FOLLOWING 2.500 ACRES PARCEL TO BE DESCRIBED IS BOUNDED ON THE SOUTH, EAST and WEST BY THE AFORESAID "WINLAND" PROPERTY AND IS BOUNDED ON THE NORTH BY, ASPHALT SURFACED, "FLINT RIDGE ROAD" AND BY THE PROPERTIES, RESPECTIVELY, OF DONNA FAY RUSSEY OF OFFICIAL RECORD BOOK 2186, PAGE 672 AND BY EVERETT H. and ALICE L. JACKSON OF OFFICIAL RECORD BOOK 1519, PAGE 112, ALL OF THE MUSKINGUM COUNTY RECORDER ]

THENCE THE FOLLOWING TWO [2] COURSES ARE TO POINTS IN "FLINT RIDGE ROAD" AND IN SAID "RUSSEY" AND SAID "JACKSON", SOUTH BOUNDARIES:

COURSE #1 = S 89° 09' 20" E 197.34 FEET;

COURSE #2 = S 87° 27' 43" E 56.24 FEET;

THENCE, LEAVING "FLINT RIDGE ROAD" AND SAID "JACKSON" PROPERTY, S 3° 21' 50" W 428.34 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 25.00 FEET;

THENCE N 89° 09' 20" W 253.62 FEET TO AN "IRON PIN SET";

THENCE N 3° 21' 50" E 430.00 FEET TO THE "PRINCIPAL PLACE OF BEGINNING" OF THIS "2.500 ACRE PARCEL", PASSING AN IRON PIN SET AT 405.00 FEET.

THE PARCEL AS DESCRIBED CONTAINS 2.500 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE SOUTH LINE OF FRACTIONAL SECTION #15 {AS ESTABLISHED BY A SURVEY PERFORMED BY CHARLES R. HARKNESS P.L.S. #6885 ON AUGUST 7, 2006. FOR REFERENCE TO SAID "SURVEY", SEE OFFICIAL RECORD BOOK 2068, PAGE 432 OF THE MUSKINGUM COUNTY RECORDER.} AS BEING S 88° 16' 10" E 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 MADE BY A & E SURVEYING ON JULY 23, 2009. SEE PLAT ATTACHED.

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

THE RIGHT OF WAY WITH OF "FLINT RIDGE ROAD" IS 40.00 FEET.



A & E SURVEYING  
P. O. BOX 420  
CUMBERSET, OHIO 43783  
PH: (740) 771-2011 FAX: 743-2498

**OFFICE COPY  
NOT RECORDABLE**

WAYNE A. KNISLEY  
OHIO REGISTERED SURVEYOR # 7231  
DATE: JULY 23, 2009

APPROVED  
MINOR LOT SPLIT ONLY  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR  
*[Signature]*  
Date: 8/26/09 Fee Paid: \_\_\_\_\_

DESCRIPTION  
APPROVED  
By: *[Signature]*

# PLAT OF SURVEY

BEING A PART OF THE EAST HALF OF FRACTIONAL SECTION #15, TOWNSHIP 1 NORTH, RANGE 9 WEST, U.S. MILITARY DISTRICT, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO. ALSO BEING A PART OF THE HENRIETTA H. WINLAND PROPERTY OF DEED BOOK 639, PAGE 92 OF THE MUSKINGUM COUNTY RECORDER. PART OF AUDITOR'S PARCEL # 25-24-15-16-000.

**PERTINENT DOCUMENTS AND SOURCES OF DATA USED:**

- 1- DEED REFERENCES AS SHOWN
- 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.

**Approved For Transfer**

**On-Lot Sewage O.K.**

**Date 8/26/09**

*C256*

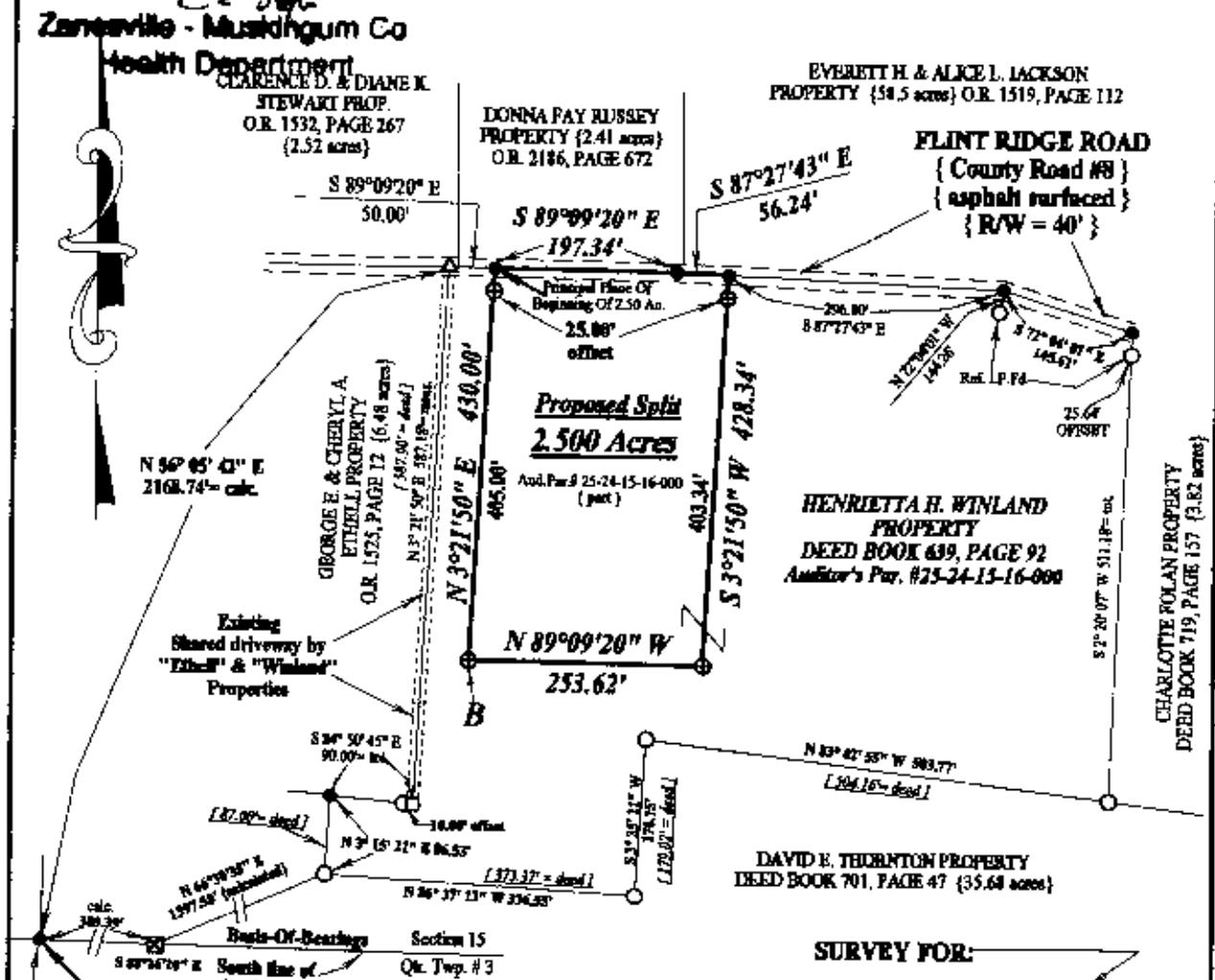
**Zanesville - Muskingum Co Health Department**

**BASIS OF BEARINGS**

ALL BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF FRACTIONAL SECTION 15 (AS ESTABLISHED BY CHARLES R. HARKNESS P.L.S. #6685 ON AUGUST 7, 2006) AS BEING S 89° 16' 10" E i.e. ALL BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

**NOTES:**

- 1- This plat is a derivative of a field survey made by A & E Surveying on of the data shown.
- 2- This property is subject to all legal roadways and easements of record.
- 3- All distances are measured unless otherwise shown hereon.



**SW corner of the East half of fractional Section #15**  
See survey made by Charles R. Harkness, P.S. # 6885, dated 8-8-06, in O. R. Bk. 2068, Page 432

**Note:**  
The "Winland" deed of record has an unacceptable error of closure, according to State and County standards, for surveying. "Winland" deed of record does not close mathematically by, approximately, 36.7+ feet

**SURVEY FOR:**  
**CHRISTEN BURNS**  
**JOB # W200933P**

**GRAPHIC SCALE**  
**1 INCH = 200 FEET**

- LEGEND**
- ⊕ IRON PIN SET = 5/8" x 30" STEEL ROD WITH PLASTIC ID. CAP MARKED KNISLEY 7231
  - EXISTING IRON PIN
  - △ EXISTING MAG NAIL
  - EXISTING RAILROAD SPIKE
  - ▣ EXISTING CORNER STONE
  - POINT ( nothing set )

**STATE OF OHIO**  
**WAYNE A. KNISLEY**  
**REGISTERED PROFESSIONAL SURVEYOR**  
**PS. 7231**  
**OFFICE COPY**  
**RECORDABLE**  
**DATE: JULY 23, 2009**

**APPROVED**  
**PLANNING COMMISSION DIRECTOR**  
**MUSKINGUM COUNTY**  
**MINOR LOT SPLIT ONLY**

Date 8/26/09 Fee Paid

**DESCRIPTION**  
**APPROVED**  
By: *[Signature]* 8/26/2009