

DEED DESCRIPTION

TRACT ONE

8.88 ACRES

DON L. and GLENNA P. DILTS PROPERTY [part]

AUDITOR'S PARCEL # 25-55-22-50-000 [part]

AUDITOR'S PARCEL # 25-40-23-21-003 [part]

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION #22 AND A PART OF THE SOUTHEAST QUARTER OF SECTION #23, BOTH IN TOWNSHIP 1 NORTH, RANGE 9 WEST, UNITED STATES MILITARY LANDS, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO [ALSO BEING A PART OF THE DON L. and GLENNA P. DILTS PROPERTY OF DEED BOOK 1129, PAGE 517 {7.0 ACRES (part)} AND DEED BOOK 1130, PAGE 805 {2.8145 ACRES (part)} BOTH OF THE MUSKINGUM COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING, FOR REFERENCE**, AT AN EXISTING IRON PIN MARKING THE SOUTHEAST CORNER OF SECTION #23 {ALSO BEING THE SOUTHWEST CORNER OF SECTION #22};

THENCE N 3° 24' 35" E 1514.89 FEET, IN THE EAST LINE OF SECTION #23, TO AN EXISTING IRON PIN MARKING THE NORTHWEST CORNER OF THE JAMES P. and RUTH ANN McMILLEN PROPERTY OF DEED BOOK 526, PAGE 832 AND BEING THE **PRINCIPAL PLACE OF BEGINNING** OF THIS 8.88 ACRES PARCEL;

[ THE FOLLOWING 8.88 ACRES PARCEL TO BE DESCRIBED IS BOUNDED ON THE NORTH BY UNITED STATES ROUTE 40 {A.K.A. WEST PIKE, ie U. S. ROUTE 40}, BOUNDED ON THE EAST BY THE EDWARD M. KENNISON PROPERTY OF DEED BOOK 1053, PAGE 184, BOUNDED ON THE SOUTH BY THE AFORESAID "JAMES P. and RUTH ANN McMILLEN" PROPERTY AND BY THE JAMES J. and PATRICIA A. McMILLEN PROPERTY OF DEED BOOK 951, PAGE 288 AND BOUNDED ON THE WEST BY THE NORMAN and RUTH YODER PROPERTY OF DEED BOOK 1147, PAGE 919 AND BY A PORTION OF THE AFORESAID "DILTS" PROPERTY, ALL OF THE MUSKINGUM COUNTY RECORDER ]

THENCE, FROM THE "PRINCIPAL PLACE OF BEGINNING", N 3° 24' 35" E 89.90 FEET, IN THE EAST LINE OF SECTION #23 AND IN SAID "JAMES J. and PATRICIA A. McMILLEN" BOUNDARY, TO AN EXISTING IRON PIN MARKING THE NORTHEAST CORNER OF SAID "JAMES J. and PATRICIA A. McMILLEN" PROPERTY;

THENCE, LEAVING THE EAST LINE OF SECTION #23, N 87° 46' 16" W 120.18 FEET, IN THE NORTH BOUNDARY OF SAID "JAMES J. and PATRICIA A. McMILLEN" PROPERTY, TO AN EXISTING IRON PIN MARKING THE SOUTHEAST CORNER OF SAID "YODER" PROPERTY;

THENCE, LEAVING SAID "JAMES J. and PATRICIA A. McMILLEN" PROPERTY, N 0° 57' 11" E 651.79 FEET, IN SAID "YODER" BOUNDARY, TO AN IRON PIN SET;

THENCE, LEAVING SAID "YODER" PROPERTY, N 71° 58' 27" E 253.35 FEET TO AN IRON PIN SET, PASSING THROUGH THE EAST LINE OF SECTION #23 AND ENTERING INTO SECTION #22 AT 159.09 FEET;

THENCE N 0° 32' 00" W 219.43 FEET TO A POINT IN THE CENTERLINE OF "U.S. ROUTE 40", PASSING AN IRON PIN SET IN THE SOUTH RIGHT OF WAY LINE OF "U.S. ROUTE 40" AT 154.00 FEET;

THENCE S 86° 01' 53" E 221.90 FEET, IN THE CENTERLINE OF "U.S. ROUTE 40", TO A POINT;

THENCE, LEAVING "U.S. ROUTE 40", S 2° 52' 50" W 1050.34 FEET, IN SAID "KENNISON" BOUNDARY, TO AN EXISTING IRON PIN IN THE NORTH BOUNDARY

OF SAID "JAMES P. and RUTH ANN McMILLEN" PROPERTY, PASSING AN IRON PIN SET IN THE SOUTH RIGHT OF WAY LINE OF "U.S. ROUTE 40" AT 94.16 FEET;

THENCE, LEAVING SAID "KENNISON" PROPERTY, N 86° 08' 53" W 304.25 FEET, IN SAID "JAMES P. and RUTH ANN McMILLEN" BOUNDARY, TO AN "EXISTING IRON PIN" AND THE "PRINCIPAL PLACE OF BEGINNING" OF THIS 8.88 ACRES PARCEL.

THE PARCEL AS DESCRIBED CONTAINS **8.88 ACRES**, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD. IN THE ABOVE DESCRIBED 8.88 ACRES PARCEL THERE ARE 6.78 ACRES IN SECTION #22 {AUDITOR'S PARCEL #25-55-22-50-000} AND 2.100 ACRES IN SECTION #23 {AUDITOR'S PARCEL #25-40-23-21-003}.

IN THE ABOVE DESCRIBED 8.88 ACRES PARCEL THERE ARE 0.38 ACRE INSIDE THE RIGHT OF WAY LINES OF U. S. ROUTE 40 AND 8.50 ACRES OUTSIDE THE RIGHT OF WAY LINES OF U. S. ROUTE 40.

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE WEST LINE OF SECTION #22 {ALSO BEING THE EAST LINE OF SECTION #23} AS BEING N 3° 24' 35" E. ALL BEARINGS DESCRIBED HEREIN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

"U. S. ROUTE 40" HAS VARYING RIGHT OF WAY WIDTHS. SEE THE RIGHT OF WAY PLANS and THE LOCATION PLANS FOR "UNITED STATES ROUTE 40" FOUND IN THE OFFICE OF THE OHIO DEPARTMENT OF TRANSPORTATION, JACKSONTOWN, OHIO.

THE ABOVE DESCRIPTION IS BASED ON A FIELD SURVEY MADE BY A & E SURVEYING ON MAY 25, 2011. SEE PLAT ATTACHED.

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

A & E SURVEYING  
P. O. BOX 420  
SOMERSET, OHIO 43783  
PHONE: 743-2201 FAX: 743-2498  
**OFFICE COPY  
NOT RECORDABLE**  
WAYNE A. KNISLEY  
OHIO REGISTERED SURVEYOR # 7231  
DATE: May 25, 2011



DESCRIPTION APPROVED  
By: *[Signature]* 8/15/2011

**PLAT OF SURVEY**

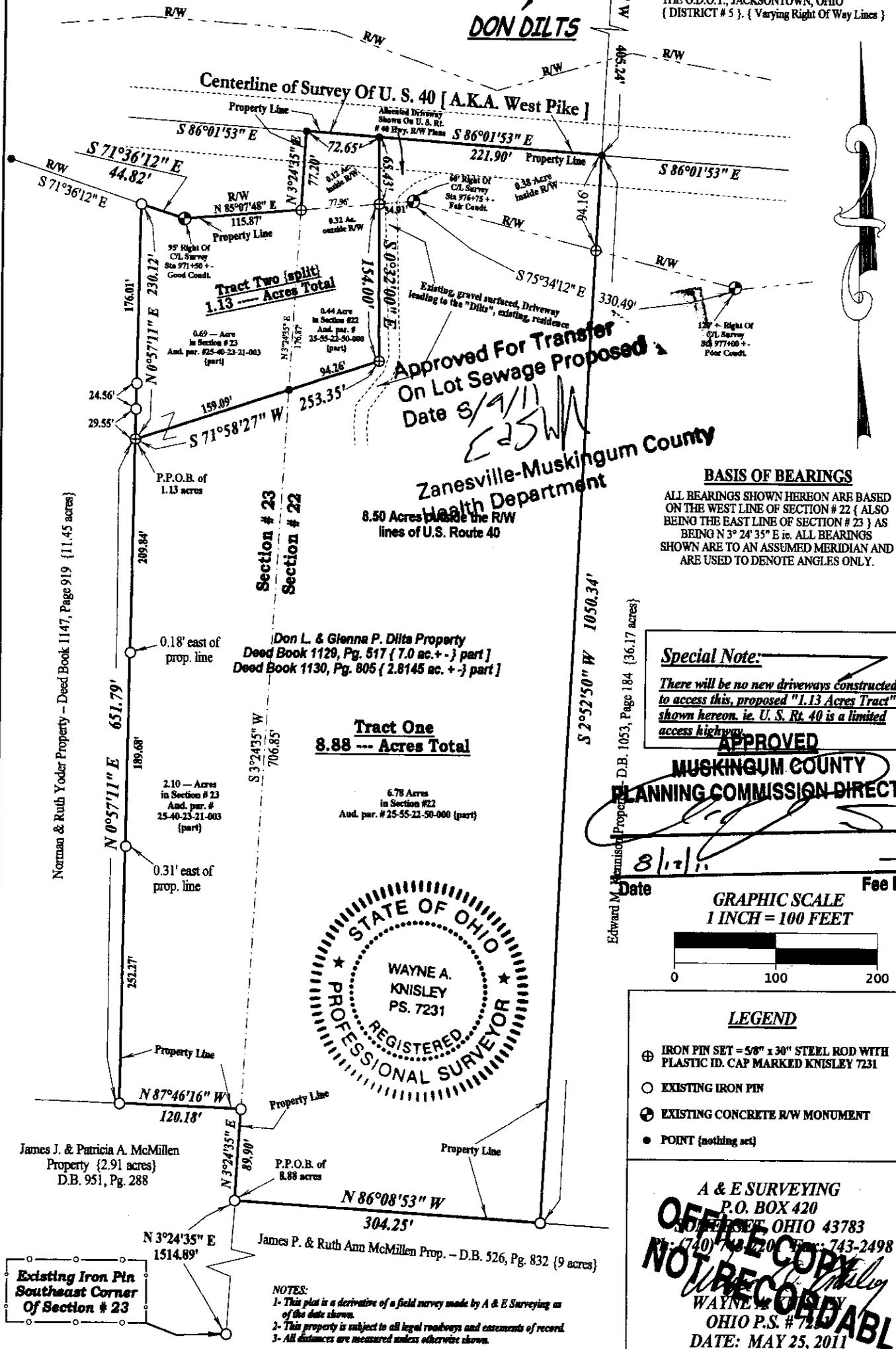
BEING A PART OF THE SOUTHWEST QUARTER OF SECTION #22 AND A PART OF THE SOUTHEAST QUARTER OF SECTION #23, TOWNSHIP 1, RANGE 9, UNITED STATES MILITARY LANDS, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO. THIS, SUBJECT PROPERTY BEING THE DON L. and GLENNA P. DILTS PROPERTY OF DEED BOOK 1129, PAGE 517 (Auditor's parcel #25-55-22-50-000) and DEED BOOK 1130, PAGE 805 (Auditor's parcel #25-40-23-21-003) OF THE MUSKINGUM COUNTY RECORDER.

**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.
- 5- RIGHT OF WAY and LOCATION PLANS, FOR U. S. RT. # 40, FD. IN THE OFFICE OF THE O.D.O.T., JACKSONTOWN, OHIO (DISTRICT # 5). (Varying Right Of Way Lines)

**JOB # R201134P2**

Survey For: **DON DILTS**



**Approved For Transfer  
On Lot Sewage Proposed  
Date 8/12/11**

**Zanesville-Muskingum County  
Health Department**

**BASIS OF BEARINGS**

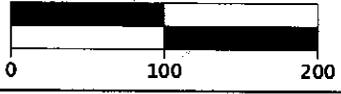
ALL BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION # 22 ( ALSO BEING THE EAST LINE OF SECTION # 23 ) AS BEING N 3° 24' 35" E i.e. ALL BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

**Special Note:**  
There will be no new driveways constructed to access this, proposed "1.13 Acres Tract" shown hereon. i.e. U. S. Rt. 40 is a limited access highway.

**APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR**

Date: **8/12/11** Fee Paid: \_\_\_\_\_

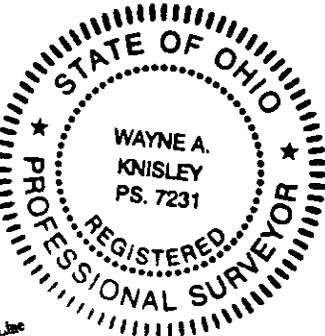
**GRAPHIC SCALE  
1 INCH = 100 FEET**



**LEGEND**

- ⊕ IRON PIN SET = 5/8" x 30" STEEL ROD WITH PLASTIC ID. CAP MARKED KNISLEY 7231
- EXISTING IRON PIN
- ⊙ EXISTING CONCRETE R/W MONUMENT
- POINT (nothing set)

**A & E SURVEYING  
P.O. BOX 420  
JOHNSVILLE, OHIO 43783  
Tel: (740) 742-2000 Fax: 743-2498  
WAYNE A. KNISLEY  
OHIO P.S. # 7231  
DATE: MAY 25, 2011**



**Existing Iron Pin  
Southeast Corner  
Of Section # 23**

- 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.

**DESCRIPTION  
APPROVED  
By: [Signature] 8/15/2011**