

DESCRIPTION FOR A 18.007 ACRE TRACT

Situated in the State of Ohio, County of Muskingum, Township of Jackson, being a part of the Southwest Quarter of the Southeast Quarter of Section 15, Township-3 North, Range-9 West, United States Military Lands, being all of that 17.069 acre tract as conveyed to Timothy J. Singleton, II and Nancy J. Singleton in Official Record 2497, Page 542, and being a part of that original 30.214 acre tract as conveyed to Mildred M. Willey, Trustee of The Mildred M. Willey Amended and Restated Trust, Dated May 12, 2006 in Deed Volume 2041, Page 367, all references being to those of record in the Recorder's Office, Muskingum County, Ohio, and being more particularly bounded and described as follows:

Commencing at a railroad spike found in the centerline of Township Road 316 (Cannon Road) where said centerline intersects the southerly line of Section 15;

Thence leaving said Section line and along the centerline of Cannon Road the following two (2) courses and distances:

North 09°29'20" West, 174.20 feet to a point; and . . .

North 27°17'20" West, 542.55 feet to a point and being the **Point of Beginning** for the **18.007 acre tract** herein to be described;

Thence continuing along said centerline, **North 46°47'10" West, 428.57 feet** to a point at the southwesterly corner of said 17.069 acre tract;

Thence leaving the centerline of Cannon Road along the westerly line of said 17.069 acre tract, **North 00°33'24" East**, passing an iron pin found at 41.91 feet, a total distance of **396.91 feet** to a 5/8" rebar found marking the northwesterly corner of said 17.069 acre tract;

Thence along the northerly line of said 17.069 acre tract, **North 89°38'34" East, 1336.26 feet** to a 1" iron pipe found in the easterly line of the Southwest Quarter of the Southeast Quarter of Section 15 marking the northeasterly corner of said 17.069 acre tract;

Thence along the easterly line of the Southwest Quarter of the Southeast Quarter of Section 15 and said 17.069 acre tract, **South 00°16'19" East, 483.27 feet** to a 5/8" rebar with cap found marking the northeasterly corner of that 10.707 acre tract as conveyed to John B. Singleton as recorded in Deed Book 2280, Page 506;

DESCRIPTION FOR A 18.007 ACRE TRACT

Page 2

Thence along the northerly lines of said 10.707acre tract the following two (2) courses and distances;

South 66°06'44" West, passing an 5/8" capped iron pin found at 400.23 feet, a total distance of **473.56 feet** to an 5/8" capped iron pin found; and . . .

South 24°17'07" West, 14.14 feet to an 5/8" iron pin set;

Thence with a new division line across said Willey tract **North 50°57'12" West, 197.83 feet** to an 5/8" iron pin set;

Thence **South 82°18'24" West, 213.47 feet** to an 5/8" iron pin found;

Thence **South 64°42'39" West**, passing an iron pin set at 219.98 feet, a total distance of **250.00 feet** to the **Point of Beginning**, and containing **18.007 acres** more or less, according to a survey conducted by Jobs Henderson and Associates, Inc. in November of 2012.

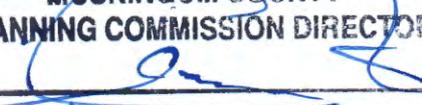
The above described parcel being 17.069 acres located in Parcel Number 29-30-15-21-002 and 0.937 acres in Parcel Number 29-30-15-21-000 of the Muskingum County, Ohio Auditor.

The bearings in the above description are based bearings taken from the description of that 10.707 acre tract as conveyed to John B. Singleton as recorded in Deed Book 2280, Page 506.

All iron pins set are 5/8" in diameter rebar by 30" in length with red identification caps marked "J&H, PS 8283".

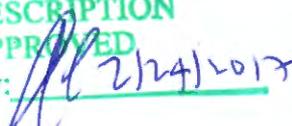
Subject to all valid and existing easements, restrictions and conditions of record.

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR



3/14/12

Date _____ Fee Paid _____

DESCRIPTION
APPROVED
 By:  2/24/2017



November 27, 2012
 S://SVY011/Legals/18.007 Acres

OFFICE COPY
NOT RECORDABLE



Jeremy L. Van Ostran, P.S.
 Surveyor No. 8283

SURVEY OF 2 PARCELS

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF JACKSON,
BEING A PART OF THE S.W. QTR. OF SEC. 15, TOWNSHIP-3, RANGE-9,
UNITED STATES MILITARY LANDS

PERTINENT DOCUMENTS USED
Muskingum County Tax Maps
All Recorded Information shown
were used as source documents.

DENISE K. WALTERS, TRUSTEE
D.V. 1796, PG. 16
51.17 AC.

RONALD R. HIVELY
D.V. 907, PG. 297
40.21 AC.

JILL F. STANDEFORD
O.R. 2683, PG. 855
41.81 AC.

N89°38'34"E
1336.26'

PART OF PARCEL 29-30-15-21-000
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. Parcel to be
combined to Auditor's Parcel Number
29-30-15-21-002.

TIMOTHY J. SINGLETON, II &
NANCY J. SINGLETON
O.R. 2497, PG. 542
17.069 ACRES
PARCEL 29-30-15-21-002

18.007 ACRES

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date: 3/14/17 Fee Paid

N46°47'10"W
428.57'

41.91'

396.91'(T)

30.02'

N64°42'39"E
250.00'(T)

POB 18.007 AC.

N27°17'20"W
514.68'

30.37'

266.44'(T)

553°48'17"W

POC

N27°17'20"W
27.87'

N9°29'20"W
174.20'

POB 4.697 AC.

POB 0.937 AC.

N82°18'24"E
213.47'

S50°57'12"E
197.83'

73.33'

S24°17'07"W
14.14'

POB 0.937 ACRES

N82°18'24"E
597.84'

S56°06'44"W
473.56'(T)

POB 0.937 ACRES

4.697 ACRES
MILDRED M. WILLEY, TRUSTEE OF THE
MILDRED M. WILLEY AMENDED
AND RESTATED TRUST
DATED MAY 12, 2006
D.V. 2041, PG. 367 T.D.
T.D. 4.821AC.
PART OF
PARCEL 29-30-15-21-000

Approved For Transfer
No On-Lot Sewage
Date 3-13-17

Matthew
Zanesville - Muskingum
Health Department

JOHN B. SINGLETON
D.V. 2280, Pg. 506
10.707 Ac.

☪ CANNON ROAD
TWP. RD. 316

WILBUR P. &
MARGARET L. MURPHY
D.V. 1070, PG. 640
6.34 AC.

JILL F. RANDALL STANDEFORD
D.V. 1578, PG. 646
T.D. 1.51 AC.

HEATH A. & CAROL M. SKEESE
D.V. 2187, PG. 880
17.96 AC.

BASIS OF BEARING:
BEARINGS HEREIN ARE BASED ON BEARINGS
TAKEN FROM THE DESCRIPTION OF THAT 10.707
ACRE TRACT AS CONVEYED TO JOHN B. SINGLETON
AS RECORDED IN DEED BOOK 2280, PAGE 506

SCALE 1"=200'



— LEGEND —

- POC : POINT OF COMMENCEMENT
- POB : POINT OF BEGINNING
- △ : RAILROAD SPIKE FOUND
- ⊙.R.F. : IRON PIPE FOUND
- .I.R.F. : IRON PIN FOUND
- .I.P.S. : IRON PIN SET 5/8" REBAR WITH
RED I.D. CAP "J&H PS#8283"

DESCRIPTION
APPROVED

By: 3/16/2017

NOTES:
OCCUPATIONAL LINES HAVE NOT BEEN LOCATED
IN THE FIELD AND ARE NOT REPRESENTED ON
THIS SURVEY.
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT
OF A TITLE POLICY, THERE MAY BE EASEMENTS OR
RIGHT-OF-WAY WHICH EXIST THAT ARE NOT SHOWN.

Community Panel No.: 39119C0020G
Flood Zone: "X" (non flood)
Effective Date: 07/06/2010

This Survey Prepared For:

MILDRED WILLEY

RECERTIFIED

Foundation Survey	Final Survey
Ord. No.	Ord. No.
Date:	Date:
Drawing S:/12/12-124/dwg/basemaps/ 12-124a.dwg	
REVISED	DRAWN: JLK
	CHECKED: JLV
	F.B.



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& ASSOCIATES

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Fax: 740.344.5746

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Newark, Ohio 43055

www.jobshenderson.com

Breaking Ground | Breaking Boundaries

DATE: 11-30-16

ORDER NO. SVY-011

OFFICE COPY
NOT RECORDABLE

JEREMY L. VAN OSTRAN P.S. 8283

JEREMY
LEWIS
OSTRAN
P.S. 8283

