DEED DESCRIPTION 40.986 ACRES { split } NELSON M. and MARY D. MILLER PROPERTY {part} PARCEL #47-02-02-17-000 {part}

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION #2, TOWNSHIP 17 NORTH, RANGE 15 WEST, NEWTON TOWNSHIP, MUSKINGUM COUNTY, OHIO [ALSO

BEING A PART OF THE PROPERTY OF <u>NELSON M. and MARY D. MILLER</u> OF OFFICIAL RECORD BOOK 2661, PAGE 557 OF THE MUSKINGUM COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT AN EXISTING CORNER STONE (6 INCH +- BY 8 INCH +- SANDSTONE WITH CROSS NOTCH) MARKING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION #2 AND IN THE SOUTH BOUNDARY OF THE PROPERTY OF BERNADINE SWINGLE OF OFFICIAL RECORD BOOK 2696, PAGE 934;

THENCE S 89° 38' 18" W 170.19 FEET, IN THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION #2 AND IN SAID "SWINGLE" BOUNDARY, TO A RAILROAD SPIKE SET IN THE CENTER OF AN EXISTING, GRAVEL SURFACED, DRIVEWAY AND THE PRINCIPAL PLACE OF BEGINNING OF THIS "40.986 ACRES PARCEL" TO BE DESCRIBED, PASSING AN IRON PIN SET AT 116.19 FEET;

THENCE, **LEAVING** THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION #2 AND SAID "SWINGLE" PROPERTY, THE FOLLOWING SEVENTEEN [17] COURSES ARE IN THE CENTER OF SAID "EXISTING, GRAVEL SURFACED, DRIVEWAY":

COURSE #1 = S 20° 27' 00" W 120.58 FEET TO A POINT;

COURSE #2 = 104.13 FEET ON A CURVE TO THE LEFT, WITH A RADIUS OF 200.00 FEET AND WITH A CHORD OF WHICH BEARS S 5° 32' 03" W 102.96 FEET TO A POINT;

COURSE #3 = S 9° 22' 54" E 128.43 FEET TO A POINT;

COURSE #4 = 175.60 FEET ON A CURVE TO THE RIGHT, WITH A RADIUS OF 154.00 FEET AND WITH A CHORD OF WHICH BEARS S 23° 17' 05" W 166.24 FEET TO A POINT;

COURSE #5 = S 55° 57' 03" W 76.70 FEET TO A POINT;

COURSE #6 = 96.22 FEET ON A CURVE TO THE LEFT, WITH A RADIUS OF 74.00 FEET AND WITH A CHORD OF WHICH BEARS S 18° 42' 09" W 89.58 FEET TO A POINT;

COURSE #7 = S 18° 32' 45" E 314.32 FEET TO A POINT:

COURSE #8 = 140.20 FEET ON A CURVE TO THE RIGHT, WITH A RADIUS OF 280.00 FEET AND WITH A CHORD OF WHICH BEARS S 4° 12' 07" E 138.74 FEET TO A POINT;

COURSE #9 = S 10° 08' 31" W 113.78 FEET TO A MAG NAIL SET;

COURSE #10 = S 3° 44' 07" E 187.00 FEET TO A POINT:

COURSE #11 = 115.78 FEET ON A CURVE TO THE LEFT, WITH A RADIUS OF 117.00 FEET AND WITH A CHORD OF WHICH BEARS S 32° 05' 02" E 111.11 FEET TO A POINT;

COURSE #12 = S 60° 25' 58" E 80.86 FEET TO A POINT:

COURSE #13 = 149.92 FEET ON A CURVE TO THE RIGHT, WITH A RADIUS OF 199.00 FEET AND WITH A CHORD OF WHICH BEARS S 38° 51' 03" E 146.40 FEET TO A POINT;

COURSE #14 = S 0° 34' 47" E 175.66 FEET TO A MAG NAIL SET;

COURSE #15 = S 9° 24' 06" E 159.71 FEET TO A MAG NAIL SET;

COURSE #16 = S 0° 45' 26" E 554.52 FEET TO A MAG NAIL SET;

COURSE #17 = S 0° 29' 17" W 206.09 FEET TO AN IRON PIN SET:

THENCE, **LEAVING** SAID "EXISTING, GRAVEL SURFACED, DRIVEWAY", S 22° 22' 55" W 159.82 FEET TO A MAG NAIL SET IN, ASPHALT SURFACED, <u>COUNTY ROAD #33</u> [A.K.A. <u>BAGLEY ROAD</u>] AND IN THE NORTH BOUNDARY OF THE PROPERTY OF <u>JOHN A. LEE, III and ALECIA K. BERGA</u> OF OFFICIAL RECORD BOOK 2134, PAGE 942, **PASSING** AN IRON PIN SET AT 118.62 FEET;

THENCE THE FOLLOWING THREE [3] COURSES ARE IN THE EXISTING CENTER OF "COUNTY ROAD #33" AND ARE IN THE NORTH BOUNDARY OF SAID "JOHN A. LEE, III and ALECIA K. BERGA" PROPERTY:

COURSE #1 = 136.45 FEET ON A CURVE TO THE LEFT, WITH A RADIUS OF 951.78 FEET AND WITH A CHORD OF WHICH BEARS N 45° 08' 17" W 136.33 FEET TO A POINT;

COURSE #2 = 133.63 FEET ON A CURVE TO THE LEFT, WITH A RADIUS OF 308.42 FEET AND WITH A CHORD OF WHICH BEARS N 61° 39' 27" W 132.59 FEET TO A POINT;

<u>COURSE #3</u> = N 79° 22' 02" W 60.56 FEET TO AN EXISTING IRON PIN {¾ INCH STEEL REBAR, NO IDENTIFICATION} MARKING THE SOUTHEAST CORNER OF THE PROPERTY OF <u>JOHN W. MCDONALD</u> OF OFFICIAL RECORD BOOK 1125, PAGE 230;

THENCE, **LEAVING** "COUNTY ROAD #33" AND THE AFORESAID "JOHN A. LEE, III and ALECIA K. BERGA" PROPERTY, THE FOLLOWING EIGHT [8] COURSES ARE TO EXISTING IRON PINS {¾ INCH STEEL PIPE, NO IDENTIFICATION} ALONG THE AFORESAID "MCDONALD" BOUNDARY:

COURSE #1 = N 5° 30' 22" W 356.69 FEET, PASSING AN EXISTING IRON PIN {5/8 INCH STEEL REBAR WITH PLASTIC CAP MARKED "BAKER 6938"} AT 20.48 FEET:

COURSE #2 = N 36° 22' 10" W 238.66 FEET;

COURSE #3 = N 18° 45' 57" W 182.99 FEET;

COURSE #4 = N 32° 04' 38" W 315.23 FEET;

COURSE #5 = N 5° 14' 43" W 156.26 FEET;

COURSE $\#6 = N 0^{\circ} 11' 47" E 297.87 FEET;$

COURSE #7 = N 5° 13' 59" E 179.29 FEET;

COURSE #8 = N 83° 41' 56" W 419.18 FEET TO AN EXISTING IRON PIN {¾ INCH STEEL PIPE, NO IDENTIFICATION} MARKING THE NORTHWEST CORNER OF SAID "MCDONALD" PROPERTY AND IN THE EAST BOUNDARY OF THE PROPERTY OF HAZEL MARIE JONES OF OFFICIAL RECORD BOOK 2521, PAGE 221; THENCE, LEAVING SAID "MCDONALD" PROPERTY, N 0° 52' 11" W 1005.16 FEET TO AN EXISTING IRON PIN {5/8 INCH STEEL REBAR WITH PLASTIC CAP MARKED "BAKER 6938"} MARKING THE NORTHEAST CORNER OF SAID "JONES" PROPERTY AND IN THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION #2;

THENCE, **LEAVING** SAID "*JONES*" PROPERTY, **N 89° 38' 18" E 996.76 FEET**, IN THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION #2 AND IN THE SOUTH BOUNDARY OF SAID "*BERNADINE SWINGLE*" PROPERTY, TO A "*RAILROAD SPIKE SET*" AND THE "*PRINCIPAL PLACE OF BEGINNING*" OF THIS 40.986 ACRES PARCEL, **PASSING** AN IRON PIN SET AT 952.76 FEET.

THE PARCEL AS DESCRIBED CONTAINS 40.986 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, ALL RESTRICTIONS AND ALL EASEMENTS OF RECORD.

THE ABOVE DESCRIBED "40.986 ACRES" PARCEL DESCRIBED ABOVE IS SUBJECT TO THE ENJOYMENT OF THE FOLLOWING, PROPOSED, 50.00 FEET WIDE ACCESS EASEMENT. THE FOLLOWING ACCESS EASEMENT TO BE DESCRIBED IS TO BE USED FOR INGRESS AND EGRESS ONLY.

ACCESS EASEMENT

50.00 FEET WIDE

NELSON M. and MARY D. MILLER PROPERTY {part}
PARCEL #47-02-02-17-000 {part}

BEING A PART OF THE SOUTH HALF OF SECTION #2, TOWNSHIP 17 NORTH, RANGE 15 WEST, NEWTON TOWNSHIP, MUSKINGUM COUNTY, OHIO [ALSO BEING A PART OF THE PROPERTY OF NELSON M. and MARY D. MILLER OF OFFICIAL RECORD BOOK 2661, PAGE 557 OF THE MUSKINGUM COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN, ASPHALT SURFACED, COUNTY ROAD #33 [A.K.A. BAGLEY ROAD"] AND IN THE NORTH BOUNDARY OF THE PROPERTY OF JOHN A. LEE, III and ALECIA K. BERGA OF OFFICIAL RECORD BOOK 2134, PAGE 942 [SAID "POINT" BEARS N 40° 34' 10" W 393.74 FEET FROM AN EXISTING IRON PIN {¾ INCH STEEL PIPE, NO IDENTIFICATION} MARKING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION #2];

[THE BOUNDARY OF THE FOLLOWING ACCESS EASEMENT WILL BE 25.00 FEET LEFT OF, 25.00 FEET RIGHT OF AND RADIAL TO THE FOLLOWING NINETEEN (19) COURSE CENTER-LINE TO BE DESCRIBED]

THENCE, **LEAVING** "COUNTY ROAD #33" AND SAID "JOHN A. LEE, III and ALECIA K. BERGA" PROPERTY, THE FOLLOWING NINETEEN (19) COURSES ARE IN THE CENTER OF AN EXISTING, GRAVEL SURFACED, DRIVE:

COURSE #1 = S 79° 54' 55" E 197.42 FEET TO A POINT;

COURSE #2 = 64.32 FEET ON A CURVE TO THE LEFT, WITH A RADIUS OF 37.00 FEET AND WITH A CHORD OF WHICH BEARS N 50° 17' 11" E 56.52 FEET TO AN IRON PIN SET;

COURSE #3 = N 0° 29' 17" E 206.09 FEET TO A MAG NAIL SET:

COURSE #4 = N 0° 45' 26" W 554.52 FEET TO A MAG NAIL SET;

COURSE #5 = N 9° 24' 06" W 159.71 FEET TO A MAG NAIL SET;

COURSE #6 = N 0° 34' 47" W 175.66 FEET TO A POINT:

COURSE #7 = 149.92 FEET ON A CURVE TO THE LEFT, WITH A RADIUS OF 199.00 FEET AND WITH A CHORD OF WHICH BEARS N 38° 51' 03" W 146.40 FEET TO A POINT;

COURSE #8 = N 60° 25' 58" W 80.86 FEET TO A POINT;

<u>COURSE #9</u> = 115.78 FEET ON A CURVE TO THE RIGHT, WITH A RADIUS OF 117.00 FEET AND WITH A CHORD OF WHICH BEARS N 32° 05' 02" W 111.11 FEET TO A POINT;

COURSE #10 = N 3° 44' 07" W 187.00 FEET TO A MAG NAIL SET:

COURSE #11 = N 10° 08' 31" E 113.78 FEET TO A POINT:

COURSE #12 = 140.20 FEET ON A CURVE TO THE LEFT, WITH A RADIUS OF 280.00 FEET AND WITH A CHORD OF WHICH BEARS N 4° 12' 07" W 138.74 FEET TO A POINT;

COURSE #13 = N 18° 32' 45" W 314.32 FEET TO A POINT;

COURSE #14 = 96.22 FEET ON A CURVE TO THE RIGHT, WITH A RADIUS OF 74.00 FEET AND WITH A CHORD OF WHICH BEARS N 18° 42' 09" E 89.58 FEET TO A POINT;

COURSE #15 = N 55° 57' 03" E 76.70 FEET TO A POINT:

COURSE #16 = 175.60 FEET ON A CURVE TO THE LEFT, WITH A RADIUS OF 154.00 FEET AND WITH A CHORD OF WHICH BEARS N 23° 17' 05" E 166.24 FEET TO A POINT;

COURSE #17 = N 9° 22' 54" W 128.43 FEET TO A POINT;

COURSE #18 = 104.13 FEET ON A CURVE TO THE RIGHT, WITH A RADIUS OF 200.00 FEET AND WITH A CHORD OF WHICH BEARS N 5° 32' 03" E 102.96 FEET TO A POINT;

COURSE #19 = N 20° 27' 00" E 120.58 FEET TO A RAILROAD SPIKE SET IN THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION #2 AND IN THE SOUTH BOUNDARY OF THE PROPERTY OF <u>BERNADINE SWINGLE</u> OF OFFICIAL RECORD BOOK 2696, PAGE 934 AND BEING THE <u>TERMINUS</u> OF THIS ACCESS EASEMENT DESCRIBED.

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION #2 AS BEING S 89° 03' 17" W 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 PERFORMED BY OR UNDER THE DIRECT SUPERVISION OF WAYNE A. KNISLEY, OHIO PROFESSIONAL SURVEYOR #7231, ON NOVEMBER 7, 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

COFFICE COPY

DESCRIPTION

(UMIO)

APPROVED

WAYNE A. KNISLEY - DHO REGISTERED SURVEYOR # 7231 DATE: NOVEMBER 7, 2017

PLAT OF SURVEY **BASIS OF BEARINGS** PERTINENT DOCUMENTS AND SOURCES OF DATA USED: ALL BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH BEING A PART OF THE SOUTH HALF OF SECTION #2, TOWNSHIP 17 NORTH, RANGE LINE OF THE SOUTHEAST QUARTER OF SECTION #2 AS BEING 1- DEED REFERENCES AS SHOWN HEREON 15 WEST, NEWTON TOWNSHIP, MUSKINGUM COUNTY, OHIO. ALSO BEING A SPLIT 2- NEWTON TOWNSHIP TAX MAPS S 89° 03' 17" W ie. ALL BEARINGS SHOWN ARE TO AN ASSUMED OF A 121.164 ACRES TRACT OF THE PROPERTY OF NELSON M. MILLER and MARY MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY 3-U.S.G.S. MAPS D. MILLER OF OFFICIAL RECORD BOOK 2661, PAGE 557 OF THE MUSKINGUM 4- VARIOUS SURVEY RECORDS FOUND IN COUNTY RECORDER. ALSO BEING SHOWN AS PARCEL #47-02-02-17-000. THE OFFICE OF THE MUSKINGUM COUNTY ENGINEER, ZANESVILLE, OHIO. P.P.O.B. of 40.986 Acres and Terminus Of Proposed Bernadine Swingle O.R. 2696, Page 934 (34.5 Ac) "Access Easement" Bernadine Swingle Bernadine Swingle O.R. 2696, Page 934 (60.5 Ac) N 89°38'18" E O.R. 2696, Page 934 (38.75 Ac) 170.19' N 89°38′18" E 996.76 N 89°56'11" E ⊕ 116.19 952.76 NORTH LINE OF THE S/E 1238.04' 54.00' 44.00 scattered remains of an, old, crooked fence QTR. OF SECTION #2 L12 scattered remains of an, old, crooked fence NORTH LINE OF THE S/W QTR. OF SECTION #2 N/W Corner Of The S/E Qtr. Section # 2 & Hazel Marie Jones C10 Charles W. Printz, Trustee O.R. 2341, Page 70 (86.05 Ac) N/E Corner Of The S/W Qtr. Of Ssection # 2 O.R. 2521, Page 221 (42 Ac) { existing corner stone 6 inch +- by 8 inch +sandstone with cross notch, in good condition } L11 C/L of a proposed 50' wide access easement & C/L of old existing driveway N 0°52'11" W 1005.16 1.10 **40.986 ACRES 47.677 ACRES** 1°00'30" Auditor's Parcel # 47-02-02-17-000 { part } 1250.01' Auditor's Parcel # 47-02-02-17-000 { part } C/L of a proposed 50' wide access easement & C/L of old existing drieway Hazel Marie Jones \$ B O.R. 2521, Page 221 (42 Ac) 3/4" Pipe MID LINE SECTION C7 (no Id.) N 83°41'56" W 3/4" Pipe 419.18 (no Id.) N 5°13'59" E 1.8 179.29 John W. McDonald O.R. 1125, Page 230 (19 Ac) 3/4" Pipe N 88°57'38" E (no Id.) L7 1217.17' 143,13 N 0°11'47" E 297.87 3/4" Pipe (no Id.) 50 1°00'30" E **31.500 ACRES** 436,53 N 5°14'43" W 3/4" Pipe Auditor's Parcel # 47-02-02-17-000 { part } 156.26' (no Id.) L5 N 32°04'38" W LINE TABLE 315.23 825.47 Id 968.60' Bearing Distance S 79°54'55" E LI197.42' John W. McDonald L14 \$\tag{25.00} Centerline of O.R. 1125, Page 230 (19 Ac) N 0°29'17" E 206.09 L23/4" Pipe "Access Easement" >25.00' N 0°45'26" W L3554.52 (no Id.) L4 N 9°24'06" W 159.71 C/L of a proposed 50' Branch Easement { 50' Feet Wide } crossing a portion the "47.677 Acres L5N 0°34'47" W 175.66 wide access easement & Parcel" shown hereon ie. access easement L6N 60°25'58" W 80.86 C/L of old existing driveway to the "31.500 Acres Parcel" shown hereon L7N 3°44'07" W 187.00' N 18°45'57" W Charles W. Printz, Trustee O.R. 2341, Page 70 (86.05 Ac) L8N 10°08'31" E 113.78' 3/4" Pipe 182.99' N 18°32'45" W L9 314.32' (no Id.) L10 N 55°57'03" E 76.70' L11 N 9°22'54" W 128.43' S 89°03'17" W W L12 N 20°27'00" E 120.58 L3 S 89°03'17" W 625.61' 343.20' S 89°03'17" W 3/4" Pipe L13 51.64' N 36°22'10" W 286.00 (no Id.) L14 N 88°58'03" E 70.10' 1729.96'= 238.66' 57.20 Shawn Cook O.R. 2696 SURVEY FOR:-Page 595 James and Teresa Shannon 0°48'31" W O.R. 1940, Page 528 (2.30 Ac) (5.01 Ac) John W. McDonald O.R. 1125, Page 230 (19 Ac) P.O.B. of Access S 0048'31" E total David M. Denham V 5°30'22" W 356.69' = total 336.21' Easement S 0°48'31" E O.R. 2661 KAUFMAN REALTY This point bears N 40° Page 562 (5.0 Ac) O.R. 2675 34' 10" W 393.74' from the S/E corner of the JOB # K201750P3 E Page 163 (1.0 Ac) S/W Qtr. of Section #2 20,48 COUNTY ROAD #33 Offset A.K.A. BAGLEY ROAD 761. 763.36' = 761.54'= [asphalt surfaced] C/L of a proposed 50' wide access easement LI C4 3/4" Rebar Chi Total Total N 79°22'02" W NOTES: 60.56 1- THIS PLAT IS A DERIVATIVE OF A FIELD SURVEY PERFORMED BY OR UNDER 159.82' THE DIRECT SUPERVISION OF WAYNE A. KNISLEY, OHIO P.S. #7231, ON NOVEMBER 7, 2017 John A. Lee III and **COUNTY ROAD #33** 70.00 2- THIS PROPERTY IS SUBJECT TO ALL LEGAL HIGHWAYS, LEGAL RESTRICTIONS Alecia K. Berga A.K.A. BAGLEY ROAD Offset -53.95 26.59 37,83 O.R. 2134, Page 942 Offset AND EASEMENTS OF RECORD. [asphalt surfaced] Offset Offset 3- ALL DISTANCES ARE MEASURED UNLESS OTHERWISE SHOWN (6.1 Ac) 33.10 23.42' Offset 46.00 Section #2 Section #2 Section #11 N 0°18'09" W 286.00 Section #11 79.03'= total S 89°03'17" W **Dustin Potts** GRAPHIC SCALE P.P.O.B. S 89°03'17" W O.R. 2364, Page 939 101.73' P.O.B. of 47.677 Acres of 31.500 150.00' 1" INCH = 200' FEET (5.46 Ac) **LEGEND** S/W Corner Of The S/E Qtr. Acres Brian L. and Angela L. Evancho Of Section #2 & S/E Corner 200' 200' Dustin J. and Stephanie O.R. 1524, Page 919 (3.59 Ac) IRON PIN SET = 5/8" x 30" STEEL ROD WITH Of The S/W Qtr. Of Section #2 Price (2.0 Ac) 400 PLASTIC ID. CAP LABLED KNISLEY 7231 { 3/4" Pipe, no Identification } O.R. 2657, Page 121 O IRON PIN FOUND (size and Id. as noted) A&E **CURVE TABLE** 3284 TOWNSHIP ROAD 121 **● 5/8" REBAR FOUND CAPPED "BAKER 6938"** Id Delta Radius Arc Length Chord Ch Bearing SOMERSET, OHIO 43783 CI11°34'31" 534.95' 108.07' 107.89 N 46°49'08" W PH: (740) 743-2201× □ CORNER STONE FOUND { good condition } 8°12'50" 136.45' N 45°08'17" W C2951.78 136.33' C3 24°49'31" 133.63' 132.59 N 61°39'27" W 308.42' CELL: (740) 605-0002 99°35'48" N 50°17'11" E C4 37.00' 64.32 56.52' RAILROAD SPIKE FOUND C5 43°09'48" 199.00' 149.92 N 38°51'03" W 146.40' C6 56°41'49" 117.00' 115.78 N 32°05'02" W 111.11' ☐ RAILROAD SPIKE SET C7 28°41'17" 280.00' 140.20 138.74' N 4°12'07" W WAYNE ACKNOWLEY 74°29'51" C8 74.00' 96.22 89.58' N 18°42'09" E OHIO P.S. #7231BLE △ MAG NAIL SET C9 65°19'57" 154.00' 175.60 166.24 N 23°17'05" E C10 29049'54" 200.00' 104.13' 102.96' N 5°32'03" E DATE: JANUARY 9, 2018 {revised} POINT (nothing set ie. unmarked) 17°39'30" C11 308.42' 95.05' 94.68' N 58°04'27" W DESCRIPTION