

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 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, 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, 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, **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;

COURSE #3 = N 79° 22' 02" W 60.56 FEET TO AN EXISTING IRON PIN {¼ INCH STEEL REBAR, NO IDENTIFICATION} MARKING THE SOUTHEAST CORNER OF THE PROPERTY OF JOHN W. MCDONALD 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 {¼ 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° 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 {¼ 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;

COURSE #9 = **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 BERNADINE SWINGLE OF OFFICIAL RECORD BOOK 2696, PAGE 934 AND BEING THE TERMINUS 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".

DESCRIPTION

APPROVED

By: 

A & E

3284 TOWNSHIP ROAD 121 NW
SOMERSET, OHIO 43783

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

OFFICE COPY

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

PLAT OF SURVEY

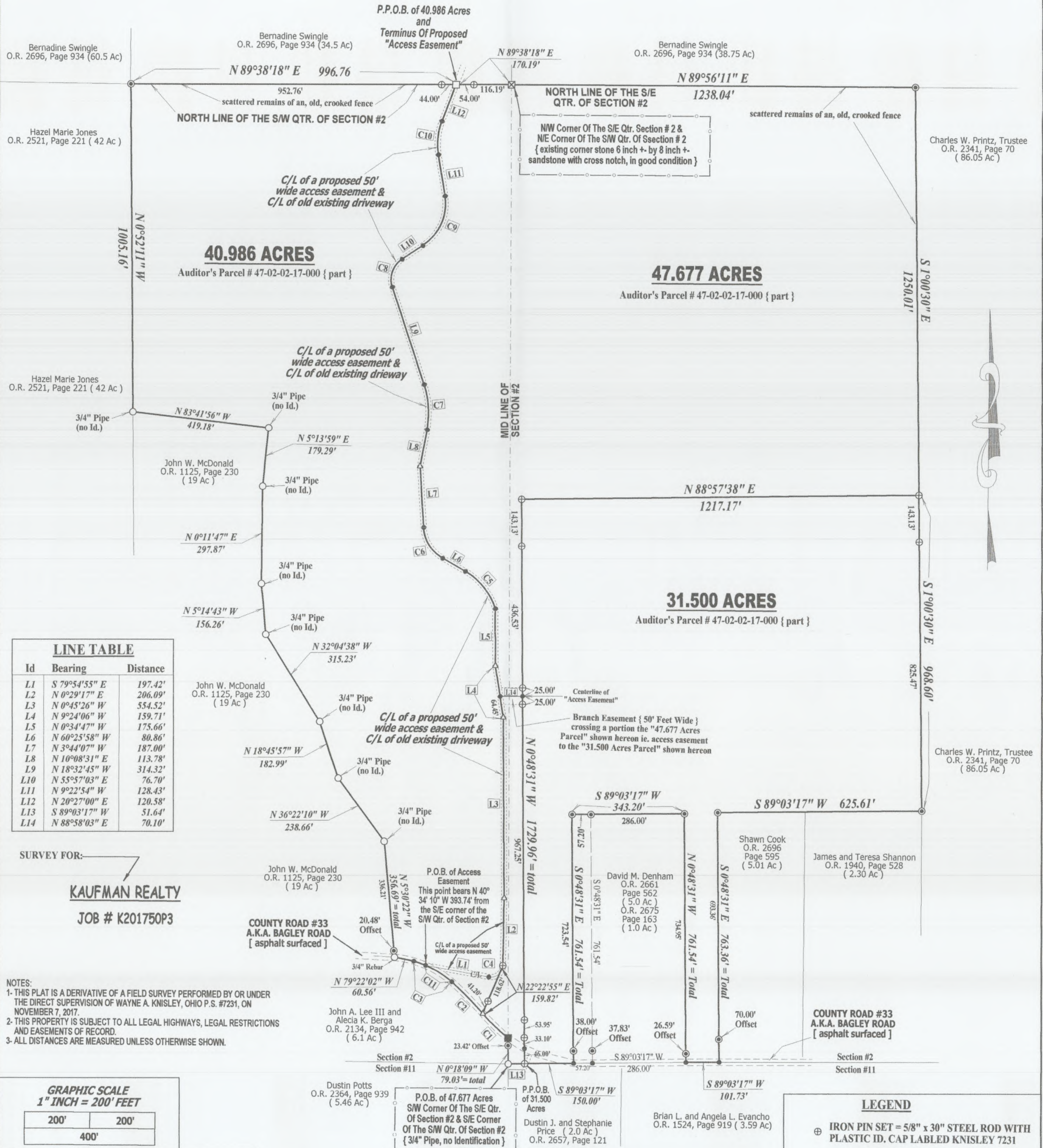
BEING A PART OF THE SOUTH HALF OF SECTION #2, TOWNSHIP 17 NORTH, RANGE 15 WEST, NEWTON TOWNSHIP, MUSKINGUM COUNTY, OHIO. ALSO BEING A SPLIT OF A 121.164 ACRES TRACT OF THE PROPERTY OF NELSON M. MILLER and MARY D. MILLER OF OFFICIAL RECORD BOOK 2661, PAGE 557 OF THE MUSKINGUM COUNTY RECORDER. ALSO BEING SHOWN AS PARCEL #47-02-02-17-000.

BASIS OF BEARINGS

ALL BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION #2 AS BEING S 89° 03' 17" W ie. ALL BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

PERTINENT DOCUMENTS AND SOURCES OF DATA USED:

- 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.



SURVEY FOR:

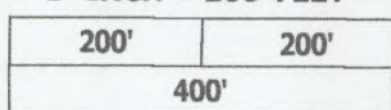
KAUFMAN REALTY

JOB # K201750P3

NOTES:

- 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 NOVEMBER 7, 2017.
- 2- THIS PROPERTY IS SUBJECT TO ALL LEGAL HIGHWAYS, LEGAL RESTRICTIONS AND EASEMENTS OF RECORD.
- 3- ALL DISTANCES ARE MEASURED UNLESS OTHERWISE SHOWN.

GRAPHIC SCALE
1" INCH = 200' FEET



A & E
3284 TOWNSHIP ROAD 121
SOMERSET, OHIO 43783
PH: (740) 743-2201
CELL: (740) 605-0002

OFFICE COPY
WAYNE A. KNISLEY
OHIO P.S. # 7231

DATE: JANUARY 9, 2018 {revised}

DESCRIPTION

APPROVED

By: [Signature]