

## DESCRIPTION OF SURVEY FOR LOREN KNICELY ESTATE

JOB#2324

Situated in the State of Ohio, County of Muskingum, Township of Salem:

Being part of Military Lots 37, 38, and 39 of Quarter Township 1, Township 2, Range 6, of the US Military District, **being all of the remaining** Loren Knicely property recorded in **Official Record Volume 1509, Page 850** of said county's deed records, further **being all of** Muskingum County **Auditor's Parcel Numbers 56-20-01-29-000, 56-20-01-31-000, and 56-50-01-25-000**, and more particularly described as follows;

Beginning at an iron pin (set) at the common corner for Military Lots 26, 27, 38, and 39 of said Quarter Township 1;

- #1- **THENCE South 01 degrees 52 minutes 07 seconds West 1524.38 feet** along the common line for said Lots 27 and 38 to an unmarked point in the roadbed of State Route 93 being a common corner of said Loren Knicely property and for the New Hope Lutheran Church property recorded in Deed Book Volume 97, Page 638, passing stones (found) at 883.02 feet and 1202.23, also passing an iron pin (set) at 1493.21 feet;
- #2- **THENCE South 79 degrees 58 minutes 50 seconds West 796.07 feet** crossing said Military Lot 38, within said road right of way and along a common line for said Loren Knicely and Church properties, also along the Stanley H Pickens and Vicki L Pickens Trustees property recorded in Official Record Volume 2656, Page 429 to an unmarked point on the common line for said Military Lots 37 and 38, from which an iron pin (found) on said common lot line bears for reference South 88 degrees 03 minutes 49 seconds East 29.11 feet;
- #3- **THENCE North 88 degrees 03 minutes 49 seconds West 1463.68 feet** along said common lot line and said Loren Knicely and Pickens properties, within the right of way for State Route 93 to an iron pin (set), leaving said right of way at approximately 1169.24 feet;
- #4- **THENCE South 58 degrees 56 minutes 11 seconds West 181.50 feet** into said Military Lot 37 and continuing along said Loren Knicely and Pickens properties to an iron pin (set) at a corner of the Kelly Sarbaugh Trustee property recorded in Official Record Volume 2475, Page 252;
- #5- **THENCE North 01 degrees 46 minutes 20 seconds East 2373.29 feet** along said Loren Knicely and Sarbaugh properties to an iron pin (set), passing into said Military Lot 38 at 98.85 feet, and further into said Military Lot 39 at 1789.18 feet;
- #6- **THENCE North 87 degrees 20 minutes 54 seconds West 226.38 feet** continuing along said properties to a stone (found) at the common corner for the Northwest and Southwest Quarters of Section 3 of said Township and Range;
- #7- **THENCE North 02 degrees 02 minutes 07 seconds East 677.82 feet** along the common line for said Military Lot 39 and the Northwest Quarter of Section 3 to an iron pin (set) at a common corner for said Loren Knicely property and for the Bernard W Bissett property recorded in Deed Book Volume 1074, Page 80;
- #8- **THENCE South 87 degrees 53 minutes 57 seconds East 2630.80 feet** crossing said Military Lot 39 and along the common line for said Loren Knicely and Bissett properties to a stone (found) on the common line for said Military Lots 26 and 39, passing iron pins (set) at 1882.58 feet and 1917.54 feet, also passing the centerline of Young American Road at 1898.53 feet;



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- #9** **THENCE South 02 degrees 12 minutes 19 seconds West 1258.24 feet** along said common lot line to the place of beginning, containing 73.07 acres being all of Parcel Number 56-20-01-29-000, 91.50 acres being all of Parcel Number 56-20-01-31-000, and 0.17 acres being all of Parcel Number 56-50-01-25-000, for a **total of 164.74 acres.**

**Excepting two parcels located in Military Lot 38:**

First being the David R Knicely and Kathie I Knicely Co-Trustees property recorded in Official Record Volume 1685, Page 215 containing 2.00 acres.

Second being the Loren Knicely Trustee property recorded in Official Record Volume 2522, Page 568 containing 2.03 acres.

**Leaving a remainder of 160.71 Acres**, of which 1.57 acres are within the right of way of State Route 93 and 2.26 acres are within the right of way of Young American Road.

The bearings within this description are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations. Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness P.L.S.6885).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on May 25, 2016 in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe any apparent easements nor easements of record, unless otherwise indicated.

**OFFICE COPY**  
~~**NOT RECORDED**~~  
 Charles R. Harkness PLS #6885



**DESCRIPTION**  
**APPROVED**  
 By: 6/13/2016



56-20-01-31-000 B

0200400600

GRAPHIC SCALE - FEET

PIN (SET) 5/8" REBAR CAPPED  
(C R HARKNESS PLS #6885)

PIN (FOUND)

POINT (UNMARKED)

PIPE (FOUND)

STONE (FOUND) WITH X

FENCE (OCCUPATION)

NORTH

The bearings on this plat are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS observations.

Situated in the State of Ohio, County of Muskingum, Township of Salem:

Being part of Military Lots 37, 38, and 39 of Quarter Township 1, Township 2, Range 6, of the US Military District, **being all of the remaining Loren Knicely property recorded in Official Record Volume 1509, Page 850 of said county's deed records, further being all of Muskingum County Auditor's Parcel Numbers 56-20-01-29-000, 56-20-01-31-000, and 56-50-01-25-000:**

**SURVEYOR'S NOTES AND REFERENCES:**  
Muskingum County Tax Maps and Orthophotos of the area. Survey of the Northwest Quarter of Section 3 completed by Charles R Harkness PLS #6885 (Job 1509 dated 7/3/2006).  
**Note #1-** Land Contact recorded in Mortgage Book 431, Page 441, acknowledged as completed in Deed Book Volume 819, Page 309 contains all of the Charles H Thompson property recorded in Deed Book Volume 300, Page 639 located North of State Route 93, and includes the parcels as shown and noted.  
**Note #2-** Previously surveyed by Charles R Harkness PLS #6885 Job 1939 dated 10/29/2011. Approximate Lot line shown to far South all of the 2.03 acre parcel is located in Military Lot 38.  
**Note #3-** Parcel (0.71 Acres) conveyed from Donald Knicely to Hope Evangelical Lutheran Church Trustees recorded Deed Book Volume 260, Page 170. Not listed in prior family transfers.

DESCRIPTION APPROVED  
By: *[Signature]*

This plat was prepared by C.R. Harkness Surveying & Mapping Inc. in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the parcel surveyed and does not show any apparent easements nor easements of record, unless otherwise indicated.

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NOT RECORDED  
Charles R. Harkness PLS #6885

SURVEY FOR:

**Loren Knicely Estate**

SURVEYED: 05/25/2016

DRAWN: 05/26/2016

Professional Land Surveyors of Ohio

C R HARKNESS SURVEYING & MAPPING, INC.

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ROSEVILLE, OHIO 43777

PHONE/FAX (740) 849-0122

JOB NUMBER:  
Job#2324

DRAWING / SHEET #  
Plat #01