

DEED DESCRIPTION
1.10 ACRES
LAWRENCE MORGAN PROPERTY [part]
AUDITOR'S PARCEL # 08-80-03-02-00 [part]

OFFICE COPY
NOT RECORDABLE

BEING A PART OF A 3.00 ACRE TACT IN THE NORTHEAST QUARTER OF SECTION #3, TOWNSHIP 10 NORTH, RANGE 13 WEST, BRUSHCREEK TOWNSHIP, MUSKINGUM COUNTY, OHIO [ALSO BEING A PART OF THE PROPERTY OF LAWRENCE MORGAN OF DEED BOOK 1574, PAGE 266 OF THE MUSKINGUM COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT AN EXISTING CORNER STONE MARKING THE NORTHEAST CORNER OF SECTION #3;

THENCE N 83° 42' 46" W 1174.51 FEET, IN THE NORTH LINE OF SECTION #3, TO A POINT IN THE NORTHERLY EDGE OF, ASPHALT SURFACED, COUNTY ROAD #66 [A.K.A. VIRGINIA RIDGE ROAD] AND THE **PRINCIPLE PLACE OF BEGINNING** OF THIS 1.10 ACRES PARCEL;

[THE FOLLOWING 1.10 ACRES PARCEL TO BE DESCRIBED IS BOUNDED ON THE NORTH and EAST BY THE AFORESAID "LAWRENCE MORGAN" PROPERTY, BOUNDED ON THE SOUTH BY THE PROPERTY OF DAVE PARRETT OF DEED BOOK 1146, PAGE 580 AND IS BOUNDED ON THE WEST BY THE PROPERTY OF MARGUERITE MILSTEAD OF DEED BOOK 1048, PAGE 413, ALL OF THE MUSKINGUM COUNTY RECORDER]

THENCE, FROM THE "**PRINCIPLE PLACE OF BEGINNING**" AND LEAVING THE NORTH LINE OF SECTION #3, S 6° 02' 37" W 100.00 FEET TO AN IRON PIN SET, PASSING THROUGH THE CENTER OF COUNTY ROAD #66 AT 8.60 FEET AND PASSING AN IRON PIN SET IN THE SOUTH RIGHT OF WAY LINE OF, 40.00 FEET WIDE, "COUNTY ROAD #66" AT 28.64 FEET;

THENCE S 14° 21' 08" E 246.18 FEET TO AN IRON PIN SET IN THE AFORESAID "DAVE PARRETT" BOUNDARY AND IN THE SOUTH LINE OF THE AFORESAID "MORGAN" 3.00 ACRE TRACT";

THENCE, WITH SAID "MORGAN" and "PARRETT" BOUNDARY, N 83° 49' 32" W 200.79 FEET TO A POINT IN THE EAST BOUNDARY OF THE AFORESAID "MARGUERITE MILSTEAD" PROPERTY [SAID "POINT" BEARS S 83° 49' 32" E 1.47 FEET FROM AN EXISTING REFERENCE IRON PIN];

THENCE, LEAVING THE AFORESAID "PARRETT" PROPERTY, N 6° 02' 37" E 330.78 FEET, IN THE AFORESAID "MILSTEAD" BOUNDARY AND THE WEST BOUNDARY OF SAID "MORGAN" PROPERTY, TO A POINT IN THE NORTH

LINE OF SECTION # 3, PASSING AN IRON PIN SET AT 195.78 FEET, PASSING THROUGH THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD #66 AT 294.53 FEET, PASSING AN EXISTING IRON PIN AT 300.77 FEET AND PASSING THROUGH THE EXISTING CENTER OF COUNTY ROAD #66 AT 314.57 FEET;

THENCE, LEAVING THE AFORESAID "MILSTEAD" PROPERTY, S 83° 42' 46" E 115.00 FEET, IN THE NORTH LINE OF SECTION #3 AND IN THE NORTH BOUNDARY OF SAID "MORGAN" 3.00 ACRE TRACT, TO A "POINT" AND THE "PRINCIPLE PLACE OF BEGINNING" OF THIS 1.10 ACRES PARCEL.

THE PARCEL AS DESCRIBED CONTAINS 1.10 ACRES, MORE OR LESS, **SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD**. IN THE ABOVE DESCRIBED PARCEL THERE ARE 1.014 ACRES OUTSIDE OF THE RIGHT OF WAY OF COUNTY ROAD #66 AND 0.086 ACRE INSIDE THE RIGHT OF WAY OF COUNTY ROAD #66.

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

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NORTH LINE OF SECTION #3 AS BEING N 83° 42' 46" 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 MADE BY A & E SURVEYING ON MAY 4, 2004. **SEE THE PLAT ATTACHED.**

THE RIGHT OF WAY WIDTH OF COUNTY ROAD #66 {AS STATED BY THE MUSKINGUM COUNTY ENGINEER'S OFFICE ON MAY 4, 2004} IS 40.00 FEET.

A & E SURVEYING
P. O. BOX 420
SOMERSET, OHIO 43783
PH: (740) 743-2200 FAX: 743-2260
WAYNE A. KNISLEY
OHIO REGISTERED SURVEYOR # 7231
DATE: MAY 4, 2004

**OFFICE COPY
NOT RECORDBABLE**

STATE OF OHIO
WAYNE A. KNISLEY
7231
REGISTERED
PROFESSIONAL SURVEYOR

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY

5-21-2004

**BEING A PART OF THE NORTHEAST QUARTER OF SECTION #3,
TOWNSHIP 10 NORTH, RANGE 13 WEST, BRUSHCREEK TOWNSHIP,
MUSKINGUM COUNTY, OHIO. ALSO BEING A PART OF THE
PROPERTY OF LAWRENCE MORGAN OF DEED BOOK 1574,
PAGE 266 OF THE MUSKINGUM COUNTY RECORDER.**

BASIS - OF - BEARINGS

ALL BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE
OF SECTION #3 AS BEING N 83°42' 46" W i.e. ALL BEARINGS SHOWN
HEREON ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE
ANGLES ONLY.

NOTES:

- 1- THIS PLAT IS A DERIVATIVE OF A FIELD SURVEY
MADE BY A & E SURVEYING AS OF THE DATE SHOWN.
2- THIS PROPERTY IS SUBJECT TO ALL LEGAL
HIGHWAYS AND EASEMENTS OF RECORD.
3- ALL DISTANCES ARE MEASURED UNLESS
OTHERWISE SHOWN.

PERTINENT DOCUMENTS AND SOURCES OF DATA USED:

- 1- DEED REFERENCES AS SHOWN
2- BRUSHCREEK TOWNSHIP TAX MAPS
3- U.S.G.S. MAP {PHILO QUAD.}
4- VARIOUS SURVEY RECORDS FOUND IN
THE OFFICE OF THE MUSKINGUM COUNTY
ENGINEER, ZANESVILLE, OHIO.

**The West Boundary Of "Morgan" 3.0 Acre
Tract Was Changed By C. R. Harkness P. S.#6885
On March 19, 2001 { changed as shown hereon }**

A & E SURVEYING
P.O. BOX 420
SOMERSET, OHIO 43783
PH: (740) 743-2201 FAX: 743-2660

OFFICE COPY
NOT RECORDABLE

COUNTY ROAD # 66
{ 40' WIDE R/W }
{a.k.a. VIRGINIA RIDGE Rd.}

COUNTY ROAD # 66
{a.k.a. VIRGINIA RIDGE Rd.}

MARGUERITE MILSTEAD PROPERTY
D.B. 1046, PAGE 413
AUDITOR'S PARCEL # 08-80-03-04-00

LAWRENCE MORGAN PROPERTY
D.B. 1574, PAGE 266
AUDITOR'S PARCEL # 08-80-03-02-00

PHILIP and SALLY SMITH PROPERTY
D.B. 1006, PAGE 130
AUDITOR'S PARCEL # 08-80-03-01-001

DAVE PARRETT PROPERTY
D.B. 1146, PAGE 580
AUDITOR'S PARCEL # 08-80-03-01-00

SURVEY FOR:
LAWRENCE MORGAN
JOB # M200415P

LEGEND

- ⊕ IRON PIN SET = 5/8" x 30" STEEL ROD WITH PLASTIC ID. CAP MARKED KNISLEY 7231
- EXISTING IRON PIN [set previously by C. R. Harkness #6885]
- POINT [nothing set]

The R/W Lines Of Co. Rd. # 66 Were Established By Using The Existing Pavt., As It Exists, As Of May 2, 2004.
(R/W = 20' Each Side Of Centerline)

GRAPHIC SCALE
1 inch = 100 feet

0 100 200 300

SURVEY FOR: _____
LAWRENCE MORGAN
JOB # M200415P

GRAPHIC SCALE
1 inch = 100 feet

The R/W Lines Of Co. Rd. # 66 Were
Established By Using The Existing
Pavt., As It Exists, As Of May 2, 2004.
{ R/W = 20' Each Side Of Centerline }

Lot Split
Approved

DESCRIPTION APPROVED
FOR ADDITIONAL TRANSFER

BY [Signature]
5-21-2009

08-80-03-02-000.

1780 Virginia R. Oge Rd

price #