

DEED DESCRIPTION
2.138 ACRES { split }
1054 INVESTMENTS, LLC PROPERTY [part]
AUDITOR'S PARCEL #13-40-10-24-001 [part]

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION #10, TOWNSHIP 14 NORTH, RANGE 14 WEST, CLAY TOWNSHIP, MUSKINGUM COUNTY, OHIO [ALSO BEING A PART OF A 8.76 ACRES PARCEL AND A PART OF THE 1054 INVESTMENTS, LLC PROPERTY OF OFFICIAL RECORD BOOK 2507, PAGE 807 OF THE MUSKINGUM COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT A POINT MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION #10;

THENCE S 0° 38' 12" E 1454.56 FEET, IN THE EAST LINE OF SECTION #10, TO AN IRON PIN SET AND THE PRINCIPAL PLACE OF BEGINNING OF THIS, subject, "2.138 ACRES PARCEL" TO BE DESCRIBED, PASSING AN EXISTING CORNER STONE, IN POOR CONDITION, AT 793.21 + - FEET AND PASSING AN EXISTING IRON PIN {5/8 INCH STEEL ROD WITH PLASTIC IDENTIFICATION CAP MARKED "ERD 7142"} AT 1113.84 FEET;

[THE FOLLOWING "2.138 ACRES PARCEL" TO BE DESCRIBED IS BOUNDED ON THE NORTH BY THE AFORESAID "1054 INVESTMENTS, LLC" PROPERTY, BOUNDED ON THE EAST BY THE AFORESAID "1054 INVESTMENTS, LLC" PROPERTY OF OFFICIAL RECORD BOOK 2507, PAGE 807 AND OF OFFICIAL RECORD BOOK 2362, PAGE 83, BOUNDED ON THE SOUTH BY THE ROSALYN BRITTON and CRYSTAL RAINIER PROPERTY OF OFFICIAL RECORD BOOK 2305, PAGE 763 AND IS BOUNDED ON THE WEST BY THE LINZEY D. and JASON R. ALLEN PROPERTY OF OFFICIAL RECORD BOOK 2494, PAGE 23, ALL OF THE MUSKINGUM COUNTY RECORDER]

THENCE, FROM THE "PRINCIPAL PLACE OF BEGINNING", S 0° 38' 12" E 197.31 FEET, IN THE EAST LINE OF SECTION #10 TO AN EXISTING IRON PIN {5/8 INCH STEEL REBAR WITH PLASTIC IDENTIFICATION CAP MARKED "RLS 5410"} MARKING THE NORTHEAST CORNER OF THE AFORESAID "ROSALYN BRITTON and CRYSTAL RAINIER" PROPERTY, PASSING AN EXISTING IRON PIN {5/8 INCH STEEL ROD WITH PLASTIC IDENTIFICATION CAP MARKED "ERD 7142"} AT 114.36 FEET, WHICH MARKS THE SOUTHWEST CORNER OF AN 18.21 ACRES TRACT OF THE AFORESAID "1054 INVESTMENTS, LLC" PROPERTY;

THENCE, LEAVING THE EAST LINE OF SECTION #10, N 89° 55' 40" W 473.08 FEET TO A POINT IN, ASPHALT SURFACED, COUNTY ROAD #87 [A.K.A. E. ATHENS ROAD] AND MARKING THE NORTHWEST CORNER OF THE AFORESAID "ROSALYN BRITTON and CRYSTAL RAINIER" PROPERTY [ALSO BEING THE SOUTHEAST CORNER OF THE AFORESAID "ALLEN" PROPERTY], PASSING AN EXISTING IRON PIN {5/8 INCH STEEL REBAR, NO IDENTIFICATION} AT 448.08 FEET;

THENCE, LEAVING THE AFORESAID "ROSALYN BRITTON and CRYSTAL RAINIER" PROPERTY, THE FOLLOWING FOUR [4] COURSES ARE TO POINTS IN "COUNTY ROAD #87" AND IN THE AFORESAID "ALLEN", EASTERLY BOUNDARY:

COURSE #1 = N 23° 18' 29" E 41.34 FEET;

COURSE #2 = N 18° 47' 48" E 34.68 FEET;

COURSE #3 = N 10° 10' 58" E 68.31 FEET;

COURSE #4 = N 2° 17' 09" W 85.00 FEET;

THENCE, LEAVING "COUNTY ROAD #87" AND THE AFORESAID "ALLEN" PROPERTY, S 86° 32' 32" E 435.46 FEET TO AN "IRON PIN SET" AND THE "PRINCIPAL PLACE OF BEGINNING" OF THIS, SUBJECT, "2.138 ACRES PARCEL" { IE. SPLIT }, PASSING AN IRON PIN SET AT 30.00 FEET.

THE PARCEL AS DESCRIBED CONTAINS 2.138 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, ALL RESTRICTIONS AND ALL EASEMENTS OF RECORD.

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON A SURVEY MADE BY RICHARD L. DANIELS, P.S. 5410, ON JUNE 16, 1998. THE BEARINGS ARE BASED ON THE EAST LINE OF SECTION #10 AS BEING S 0° 38' 12" E 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 OR UNDER THE DIRECT SUPERVISION OF WAYNE A. KNISLEY, OHIO P.S. # 7231, ON FEBRUARY 6, 2014. SEE PLAT ATTACHED.

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

THIS, SUBJECT, "2.138 ACRE PARCEL" { split } HAS TWO EXISTING WATER WELLS, AN EXISTING, FRAME, RESIDENCE, AN EXISTING SEWER SYSTEM AND 229.33 FEET OF PUBLIC ROAD FRONTAGE.

A & E
P. O. BOX 430
SOMERSET, OHIO 43783
PHONE: (740) 743 - 2201, FAX: 743 - 2498, CELL: (740) 605-0002
OFFICE COPY
NOT RECORDABLE
OHIO REGISTERED SURVEYOR
DATE: FEBRUARY 6, 2014

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

2/21/14
Date

Fee Paid

[Handwritten Signature]
2/14/14

Approved For Transfer
On-Lot Sewage O.K.

Date 2/13/14

PLAT OF SURVEY

Zanesville-Muskingum Co.
Health Department

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION #10, TOWNSHIP 14 NORTH, RANGE 14 WEST, CLAY TOWNSHIP, MUSKINGUM COUNTY, OHIO. ALSO BEING A PART OF A 8.76 ACRES PARCEL AND A PART OF THE 1054 INVESTMENTS, LLC PROPERTY OF OFFICIAL RECORD BOOK 2507, PAGE 807 OF THE MUSKINGUM COUNTY RECORDER. ALSO BEING A PART OF AUDITOR'S PARCEL #13-40-10-24-001.

BASIS OF BEARINGS

ALL BEARINGS SHOWN HEREON ARE BASED ON A SURVEY MADE BY RICHARD L. DANIELS, P.S. #5410, ON 6-16-1998. BEARINGS ARE BASED ON THE EAST LINE OF SECTION #10 AS BEING S 0° 38' 12" E ie. ALL BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

GRAPHIC SCALE

1" INCH = 100' FEET



LEGEND

- ⊕ IRON PIN SET = 5/8" x 30" STEEL ROD WITH PLASTIC ID. CAP MARKED KNISLEY 7231
- EXISTING IRON PIN {as noted hereon}
- ⊙ EXISTING IRON PIN {5/8" steel rod with plastic id. cap marked "ERD 7142"}
- POINT {nothing set}

A & E
P.O. BOX 420
SOMERSET, OHIO 43783
Ph: (740) 743-2201 Fax: 743-2498
OFFICE COPY
NOT RECORDABLE
WAYNE A. KNISLEY - OHIO P.S. #7231
DATE: FEBRUARY 6, 2014

SURVEY FOR:

KAUFMAN REALTY
JOB # K201405P

PERTINENT DOCUMENTS AND SOURCES OF DATA USED:

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

NOTES:

- 1- This plat is a derivative of a field survey made by or under the direct supervision of Wayne A. Knisley, Ohio P.S. #7231, as of the date shown hereon.
- 2- This property is subject to all legal highways and easements of record.
- 3- All distances are measured unless otherwise shown.

Note:

This, subject, "2.138 Acre Parcel" { ie. split } has two existing water wells, an existing frame residence, an existing sewer system and 229.33 feet of public road frontage.

LINE TABLE		
Id	Bearing	Distance
L1	N 23°18'29" E	41.34'
L2	N 18°47'48" E	34.68'
L3	N 10°10'58" E	68.31'
L4	N 2°17'09" W	85.00'

Linzey D. & Jason R. Allen Prop.
O.R. 2494, Pg. 23
[7.904 acres]

COUNTY ROAD #87
A.K.A. E. Athens Road
[asphalt surfaced]

Jack Brown Property
O.R. 1978, Pg. 736
[5.50 ac.]

1054 Investments, LLC Property
O.R. 2507, Pg. 807 [8.76 ac. {part}]
S 86°32'32" E 435.46' = Total

2.138 ACRES

1054 Investments, LLC Property
O.R. 2507, Pg. 807 [8.76 ac. {part}]
Aud. Par. #13-40-10-24-001 {part}

Rosalyn Britton & Crystal Rainier Property
O.R. 2305, Pg. 763 [16.75 ac.]

1054 Investments, LLC Property
O.R. 2362, Pg. 83
[118.36 ac.]

For Flood Information See: Flood Map Panel # 39119C0420G

NE Corner
Of The S/E
Quarter Of
Section #10

Existing Cor.
Stone (poor cond.)
{ 2" inch x 12" inch }

Date 2/13/14

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

1054 Investments, LLC Property
O.R. 2507, Pg. 807 [18.21 ac.]

DESCRIPTION

APPROVED

Rev

2/24/14