

DEED DESCRIPTION
2.19 ACRES {split}
JOHN W. MORTON and JOY A. MORTON PROPERTY {part}
AUDITOR'S PARCEL #23-90-20-02-000 {part}

BEING A **PART** OF THE NORTHEAST QUARTER OF SECTION # 20 AND A PART OF THE SOUTHEAST QUARTER OF SECTION #20, BOTH IN TOWNSHIP 2 NORTH, RANGE 5 WEST, HIGHLAND TOWNSHIP, MUSKINGUM COUNTY, OHIO [ALSO BEING A PART OF A 162.77 ACRES +/- TRACT AND A PART OF THE PROPERTY OF JOHN W. MORTON and JOY A. MORTON OF DEED BOOK 1067, PAGE 170 AND DEED BOOK 1070, PAGE 483, BOTH OF THE MUSKINGUM COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[THE FOLLOWING "2.19 ACRES PARCEL" TO BE DESCRIBED IS BOUNDED ON THE **NORTH** AND THE **WEST** BY THE PROPERTY OF JOHN W. MORTON and JOY A. MORTON OF DEED BOOK 1067, PAGE 170 AND DEED BOOK 1070, PAGE 483 OF THE MUSKINGUM COUNTY RECORDER, BOUNDED ON THE **EAST** BY THE GUERNSEY COUNTY BOUNDARY LINE AND THE PROPERTY OF JOHN MORTON AND JOY MORTON OF OFFICIAL RECORD BOOK 27, PAGE 839 { A 100 ACRES +/- TRACT } AND OFFICIAL RECORD BOOK 69, PAGE 148 { A 39.044 ACRES +/- TRACT } OF THE "GUERNSEY COUNTY" RECORDER AND IS BOUNDED ON THE SOUTH BY THE PROPERTY OF JOHN R. CRAWFORD AND ABBY CRAWFORD OF OFFICIAL RECORD BOOK 1946, PAGE 265 OF THE MUSKINGUM COUNTY RECORDER]

BEGINNING AT AN EXISTING IRON PIN MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION #20 [SAID "EXISTING IRON PIN" BEING IN THE COMMON BOUNDARY BETWEEN SAID "MUSKINGUM COUNTY" AND "GUERNSEY COUNTY"];

THENCE **S 6° 44' 11" W 49.72 FEET**, IN SAID "COUNTY LINE BOUNDARY" AND IN THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION #20, TO AN EXISTING IRON PIN MARKING THE NORTHEAST CORNER OF THE AFORESAID "JOHN R. and ABBY CRAWFORD" PROPERTY;

THENCE, **LEAVING** SAID "COUNTY LINE BOUNDARY" AND ENTERING INTO "HIGHLAND TOWNSHIP" OF MUSKINGUM COUNTY, **N 82° 41' 11" W 353.81 FEET**, IN THE NORTH BOUNDARY OF SAID "CRAWFORD" PROPERTY, TO AN IRON PIN SET;

THENCE, **LEAVING** SAID "CRAWFORD" PROPERTY, **N 12° 54' 56" E 293.77 FEET** TO AN IRON PIN SET, **PASSING** AN EXISTING IRON PIN IN THE MID LINE {east & west} OF SECTION #20 AT 49.96 FEET;

THENCE **S 78° 56' 43" E 324.40 FEET** TO AN EXISTING IRON PIN IN THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION # 20 AND IN THE SAID "COUNTY LINE BOUNDARY";

THENCE **S 7° 04' 35" W 221.48 FEET**, IN THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION # 20 AND IN SAID "COUNTY LINE BOUNDARY", TO AN "EXISTING IRON PIN" AND THE "PLACE OF BEGINNING" OF THIS, SUBJECT, "2.19 ACRES PARCEL".

THE TRACT AS DESCRIBED CONTAINS **2.19 ACRES**, MORE OR LESS, SUBJECT TO ALL RESTRICTIONS AND ALL LEGAL EASEMENTS OF RECORD. IN THE ABOVE DESCRIBED "2.19 ACRES TRACT" THERE ARE 1.79 ACRES IN THE NORTHEAST QUARTER OF SECTION #20 AND 0.40 ACRE IN THE SOUTHEAST QUARTER OF SECTION #20.

THIS "2.19 ACRES PARCEL" IS NOT TO BE USED AS A SEPARATE BUILDING SITE OR TRANSFERRED AS AN INDEPENDENT PARCEL IN THE FUTURE WITHOUT PLANNING COMMISSION APPROVAL IN ACCORDANCE WITH

APPLICABLE SUBDIVISION REGULATIONS OF MUSKINGUM COUNTY. SAID "PARCEL" IS TO BE COMBINED WITH A 100 ACRES +/- TRACT IN SECTION #16 OF ADAMS TOWNSHIP OF GUERNSEY COUNTY, WHICH IS SHOWN AS AUDITOR'S PARCEL #010000322000 OF THE "GUERNSEY COUNTY AUDITOR".

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION #20 AS BEING S 7° 04' 35" W ie. ALL BEARINGS DESCRIBED HEREIN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

THE ABOVE DESCRIBED "2.19 ACRES TRACT" IS BASED ON A FIELD SURVEY PERFORMED BY OR UNDER THE DIRECT SUPERVISION OF WAYNE A. KNISLEY, OHIO P.S. #7231, ON OCTOBER 17, 2018. SEE THE PLAT ATTACHED.

ALL IRON PINS SET ARE 5/8 INCH BY 30 INCH STEEL ROD WITH PLASTIC IDENTIFICATION CAPS MARKED "KNISLEY 7231". ALL IRON PINS DESCRIBED AS EXISTING ARE 5/8 INCH STEEL ROD WITH PLASTIC IDENTIFICATION CAPS MARKED "NEUHART S-5692".

A & E
OFFICE COPY
NOT RECORDABLE
WAYNE A. KNISLEY
OHIO P. S. # 7231
3284 TOWNSHIP ROAD 121 NW
SOMERSET, OHIO 43783
PH: (740) 743-2201 CELL: (740) 605-0002
DATE: OCTOBER 17, 2018

DESCRIPTION

APPROVED

By: 10/22/18

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

10/22/18
Date

Fee Paid

By: M. (Olivier)

BEING A PART OF A 162.77 ACRES +- TRACT IN THE NORTHEAST QUARTER OF SECTION #20 {part} AND, PART, BEING IN THE SOUTHEAST QUARTER OF SECTION #20, BOTH IN TOWNSHIP 2 NORTH, RANGE 5 WEST, HIGHLAND TOWNSHIP, MUSKINGUM COUNTY, OHIO. ALSO BEING A PART OF THE PROPERTY OF JOHN W. MORTON AND JOY A. MORTON OF DEED BOOK 1067, PAGE 170 and DEED BOOK 1070, PAGE 483, BOTH OF THE MUSKINGUM COUNTY RECORDER. SAID "MORTON" { "162.77 ACRES" } TRACT BEING SHOWN AS AUDITOR'S PARCEL # 23-90-20-02-000.

ALL BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION #20 AS BEING S 7° 04' 35" W. ALL BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

