

DEED DESCRIPTION
2.500 ACRES
HENRIETTA H. WINLAND PROPERTY [part]
AUDITOR'S PARCEL # 25-24-15-16-000 [part]

BEING A PART OF THE EAST HALF OF FRACTIONAL SECTION #15, TOWNSHIP 1 NORTH, RANGE 9 WEST, U.S. MILITARY DISTRICT, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO [ALSO BEING A PART OF THE HENRIETTA H. WINLAND PROPERTY OF DEED BOOK 639, PAGE 92 OF THE MUSKINGUM COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT AN EXISTING MAG NAIL IN COUNTY ROAD # 8

[A. K. A. FLINT RIDGE ROAD] MARKING THE NORTHWEST CORNER OF THE AFORESAID "WINLAND" PROPERTY [SAID "WINLAND" CORNER BEARS N 56° 05' 42" E 2168.74 FEET, A CALCULATED BEARING and DISTANCE, FROM A POINT IN SOUTHWEST CORNER OF THE EAST HALF OF FRACTIONAL SECTION #15 { SAID "POINT" IN THE SOUTHWEST CORNER OF FRACTIONAL SECTION # 15 BEARS N 88° 16' 10" W 389.39 FEET FROM AN EXISTING CORNER STONE ON THE SOUTH LINE OF SECTION #15};

THENCE, FROM SAID "REFERENCE BEGINNING", S 89° 09' 20" E 50.00 FEET, IN SAID "FLINT RIDGE ROAD" TO A POINT AND **THE PRINCIPAL PLACE OF BEGINNING** OF THE 2.50 ACRE PARCEL HEREIN TO BE DESCRIBED;

[THE FOLLOWING 2.500 ACRES PARCEL TO BE DESCRIBED IS BOUNDED ON THE SOUTH, EAST and WEST BY THE AFORESAID "WINLAND" PROPERTY AND IS BOUNDED ON THE NORTH BY, ASPHALT SURFACED, "FLINT RIDGE ROAD" AND BY THE PROPERTIES, RESPECTIVELY, OF DONNA FAY RUSSEY OF OFFICIAL RECORD BOOK 2186, PAGE 672 AND BY EVERETT H. and ALICE L. JACKSON OF OFFICIAL RECORD BOOK 1519, PAGE 112, ALL OF THE MUSKINGUM COUNTY RECORDER]

THENCE THE FOLLOWING TWO [2] COURSES ARE TO POINTS IN "FLINT RIDGE ROAD" AND IN SAID "RUSSEY" AND SAID "JACKSON", SOUTH BOUNDARIES:

COURSE #1 = S 89° 09' 20" E 197.34 FEET;

COURSE #2 = S 87° 27' 43" E 56.24 FEET;

THENCE, LEAVING "FLINT RIDGE ROAD" AND SAID "JACKSON" PROPERTY, S 3° 21' 50" W 428.34 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 25.00 FEET;

THENCE N 89° 09' 20" W 253.62 FEET TO AN "IRON PIN SET";

THENCE N 3° 21' 50" E 430.00 FEET TO THE "PRINCIPAL PLACE OF BEGINNING" OF THIS "2.500 ACRE PARCEL", PASSING AN IRON PIN SET AT 405.00 FEET.

THE PARCEL AS DESCRIBED CONTAINS 2.500 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE SOUTH LINE OF FRACTIONAL SECTION #15 {AS ESTABLISHED BY A SURVEY PERFORMED BY CHARLES R. HARKNESS P.L.S. #6885 ON AUGUST 7, 2006. FOR REFERENCE TO SAID "SURVEY", SEE OFFICIAL RECORD BOOK 2068, PAGE 432 OF THE MUSKINGUM COUNTY RECORDER.} AS BEING S 88° 16' 10" 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 A & E SURVEYING ON JULY 23, 2009. SEE PLAT ATTACHED.

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

THE RIGHT OF WAY WITH OF "FLINT RIDGE ROAD" IS 40.00 FEET.



A & E SURVEYING
P. O. BOX 420
BOWERSVILLE, OHIO 43783
PH: (740) 771-2201 FAX: (740) 743-2498

**OFFICE COPY
NOT RECORDABLE**

WAYNE A. KNISLEY
OHIO REGISTERED SURVEYOR # 7231
DATE: JULY 23, 2009

APPROVED
MINOR LOT SPLIT ONLY
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
[Signature]
8/26/09
Date Fee Paid

DESCRIPTION
APPROVED
By: [Signature] 8/10/2009

PLAT OF SURVEY

BEING A PART OF THE EAST HALF OF FRACTIONAL SECTION #15, TOWNSHIP 1 NORTH, RANGE 9 WEST, U.S. MILITARY DISTRICT, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO. ALSO BEING A PART OF THE HENRIETTA H. WINLAND PROPERTY OF DEED BOOK 639, PAGE 92 OF THE MUSKINGUM COUNTY RECORDER. PART OF AUDITOR'S PARCEL # 25-24-15-16-000.

PERTINENT DOCUMENTS AND SOURCES OF DATA USED:

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

Approved For Transfer

On-Lot Sewage O.K.

Date 8/26/09

C254

Zanesville - Muskingum Co

Health Department

CLARENCE D. & DIANE K.

STEWART PROP.

O.R. 1532, PAGE 267

(2.52 acres)

DONNA FAY RUSSEY

PROPERTY (2.41 acres)

O.R. 2146, PAGE 672

EVERETT H. & ALICE L. JACKSON
PROPERTY (54.5 acres) O.R. 1519, PAGE 112

FLINT RIDGE ROAD

{ County Road #8 }

{ asphalt surfaced }

{ R/W = 40' }

N 56° 05' 41" E

2168.74' calc.

GEORGE E. & CHERYL A.
ETHEL PROPERTY

O.R. 1525, PAGE 12 (6.48 acres)

Existing
Shared driveway by
"Ethel" & "Winland"
Properties

S 84° 50' 45" E

90.00' = dist.

[37.00' = dist.]

N 3° 15' 11" E 86.55'

N 66° 51' 42" E 1984.37'

Base-Of-Bearings

Section 15

Qtr. Twp. #3

SW corner of the
East half of fractional
Section #15

See survey made by Charles R.
Harkness, P.S. # 6883, dated 8-8-06,
in O. R. Bk. 2068, Page 432

Note:

The "Winland" deed of record has an
unacceptable error of closure, according
to State and County standards, for surveying.
"Winland" deed of record does not close
mathematically by, approximately, 36.7+ feet

A to B = N 66° 51' 42" E 1984.37'

Proposed Split

2.500 Acres

Aud. Par. # 25-24-15-16-000

(part)

HENRIETTA H. WINLAND

PROPERTY

DEED BOOK 639, PAGE 92

Auditor's Par. #25-24-15-16-000

DAVID E. THORNTON PROPERTY
DEED BOOK 701, PAGE 47 (35.68 acres)

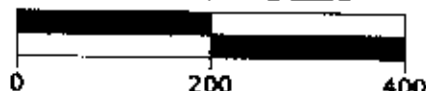
SURVEY FOR:

CHRISTEN BURNS

JOB # W200933P

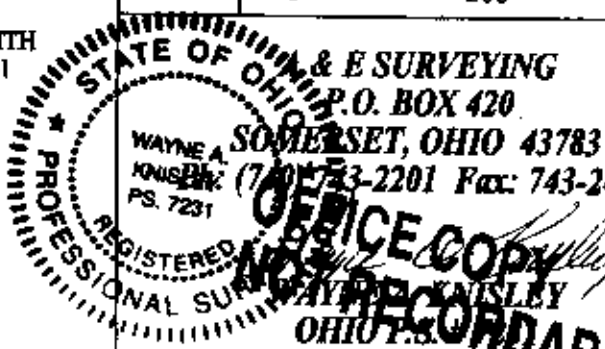
GRAPHIC SCALE

1 INCH = 200 FEET



LEGEND

- ⊕ IRON PIN SET = 5/8" x 30" STEEL ROD WITH PLASTIC ID. CAP MARKED KNISLEY 7231
- EXISTING IRON PIN
- △ EXISTING MAG NAIL
- EXISTING RAILROAD SPIKE
- ▣ EXISTING CORNER STONE
- POINT { nothing set }



DESCRIPTION
APPROVED
By: [Signature] 8/11/2009

APPROVED
MINOR LOT SPLIT ONLY
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
Date 8/26/09
Fee Paid