

DEED DESCRIPTION  
2.596 ACRES  
**EDWARD A. and KELLY J. JONES** PROPERTY [part]  
AUDITOR'S PARCEL #25-35-20-37-000 [part]  
PART OF **BURKHART ROAD ESTATES SUBDIVISION**, LOT 10 {part }

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION #20, TOWNSHIP 1 NORTH, RANGE 9 WEST, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO [ALSO BEING A **PART** OF LOT 10 IN THE **BURKHART ROAD ESTATES** {PLAT BOOK 1, PAGES 106 and 106B} AND BEING A **PART** OF THE **EDWARD A. and KELLY J. JONES** PROPERTY OF DEED BOOK 1123, PAGE 33 OF THE MUSKINGUM COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[ THE FOLLOWING 2.596 ACRES { remainder } PARCEL TO BE DESCRIBED IS BOUNDED ON THE **NORTH** BY THE **J. KINSEY and MARTHA E. TANNER** PROPERTY OF DEED BOOK 711, PAGE 282, BOUNDED ON THE **EAST** BY THE **CARL R. and DEBRA CRUM** PROPERTY OF OFFICIAL RECORD BOOK 1841, PAGE 414, BOUNDED ON THE **SOUTH** BY **PATRICIA DRIVE** { ie. A **CUL-DE-SAC Turn around, 100' Radius** } AND IS BOUNDED ON THE **WEST** BY A PORTION OF THE AFORESAID "**JONES**" PROPERTY AND BY LOT 9 AND THE PROPERTY OF **RICHARD S. and JOYCE SETTLES** OF DEED BOOK 1134, PAGE 201, ALL OF THE MUSKINGUM COUNTY RECORDER ]

**BEGINNING** AT AN EXISTING IRON PIN MARKING THE NORTHWEST CORNER OF LOT 10 [ALSO BEING THE NORTHEAST CORNER OF LOT 9] IN THE AFORESAID "**BURKHART ROAD ESTATES**" SUBDIVISION [ALSO BEING IN THE SOUTHERLY BOUNDARY OF SAID "**TANNER**" PROPERTY];

THENCE **S 86° 43' 52" E 570.00 FEET**, IN THE SOUTHERLY BOUNDARY OF SAID "**TANNER**" PROPERTY AND ALONG THE NORTH LINE OF LOT 10, TO AN EXISTING IRON PIN MARKING THE NORTHEAST CORNER OF LOT 10 [ALSO BEING THE NORTHWEST CORNER OF LOT 11];

THENCE, LEAVING SAID "**TANNER**" PROPERTY, **S 0° 05' 10" W 458.86 FEET**, IN SAID "**CRUM**" BOUNDARY, TO AN EXISTING IRON PIN MARKING THE SOUTHEAST CORNER OF LOT 10 [ALSO BEING IN THE NORTH LINE OF THE "**PATRICIA DRIVE**" **CUL-DE-SAC Turn around**];

THENCE, LEAVING SAID "**CRUM**" PROPERTY, **50.00 FEET** ON A CURVE TO THE LEFT, WITH A RADIUS OF 100.00 FEET AND WITH A CHORD OF WHICH BEARS **S 75° 45' 47" W 49.48 FEET**, ALONG SAID "**PATRICIA DRIVE CUL-DE-SAC**", TO AN IRON PIN SET;

THENCE, LEAVING SAID "**PATRICIA DRIVE CUL-DE-SAC**", THE FOLLOWING THREE {3} COURSES ARE WITH A NEW SPLIT LINE THROUGH A PORTION OF LOT 10:

COURSE # 1 = N 5° 59' 42" E 174.12 FEET TO AN IRON PIN SET;

COURSE # 2 = N 60° 58' 00" W 274.00 FEET TO AN IRON PIN SET;

COURSE # 3 = S 55° 47' 16" W 80.00 FEET TO AN IRON PIN SET IN THE WEST LINE OF LOT 10 AND IN SAID "SETTLES" BOUNDARY;

THENCE N 43° 51' 26" W 336.12 FEET, TO AN "EXISTING IRON PIN" MARKING THE NORTHWEST CORNER OF LOT 10 AND THE "PLACE OF BEGINNING" OF THIS, SUBJECT, 2.596 ACRES PARCEL.

THE TRACT AS DESCRIBED CONTAINS 2.596 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, ALL EASEMENTS AND ALL RESTRICTIONS OF RECORD.

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NORTH LINE OF LOT 10 AS BEING S 86° 43' 52" E ie. ALL BEARINGS DESCRIBED HEREIN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

THE ABOVE DESCRIBED PARCEL IS A DERIVATIVE OF A FIELD SURVEY MADE BY A & E SURVEYING ON MAY 15, 2012. SEE THE PLAT ATTACHED.

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

DESCRIPTION

APPROVED

By: [Signature] 8/10/2012



A & E SURVEYING

P.O. BOX 420

SOMERSET, OHIO 43783

Ph: (740) 743-2201 Fax: 743-2498 CELL: (740) 605-0002

**OFFICE COPY**

**NOT RECORDABLE**

OHIO REGISTERED SURVEYOR # 7231

DATE: MAY 15, 2012

# PLAT OF SURVEY

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION #20, TOWNSHIP 1 NORTH, RANGE 9 WEST, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO. ALSO BEING A SPLIT OF LOT 10 IN THE BURKHART ROAD ESTATES {PLAT BOOK 1, PAGES 106 and 106B} AND BEING THE EDWARD A. and KELLY J. JONES PROPERTY OF DEED BOOK 1123, PAGE 33 OF THE MUSKINGUM COUNTY RECORDER. ALSO BEING SHOWN AS AUDITOR'S PARCEL #25-35-20-37-000.

## PERTINENT DOCUMENTS AND SOURCES OF DATA USED:

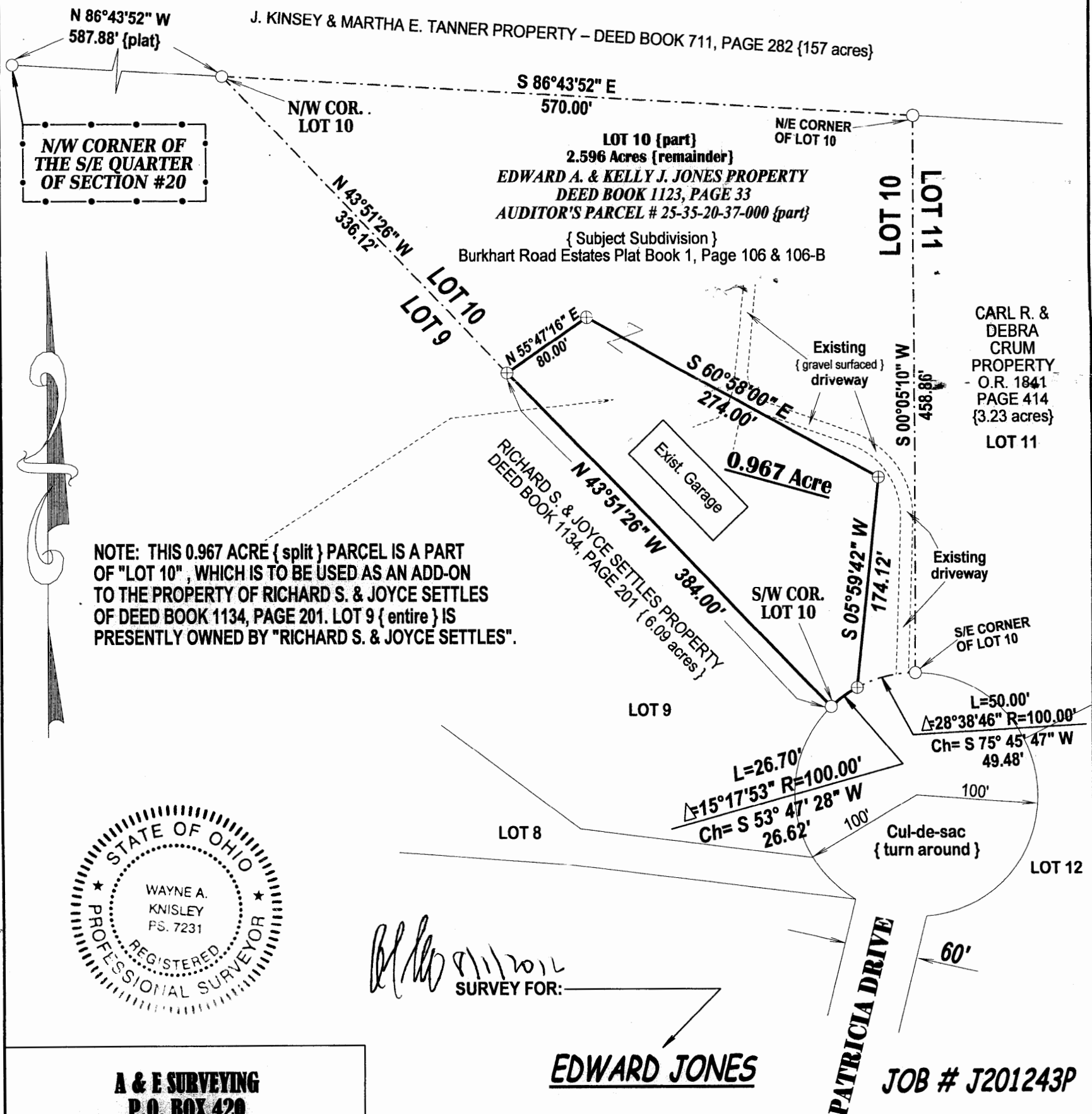
- 1- DEED REFERENCES AS SHOWN
- 2- HOPEWELL TOWNSHIP TAX MAPS
- 3- U.S.G.S. MAPS
- 4- VARIOUS SURVEY RECORDS FOUND IN THE OFFICE OF THE PERRY COUNTY ENGINEER, NEW LEXINGTON, OHIO.

## BASIS OF BEARINGS

ALL BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LOT 10 AS BEING S 86° 43' 52" E ie. ALL BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

## NOTES:

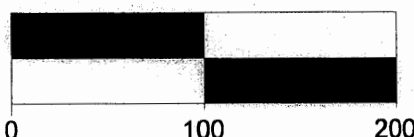
- 1- This plat is a derivative of a field survey made by A & E Surveying as of the date shown.
- 2- This property is subject to all legal roadways and easements of record.
- 3- All distances are measured unless otherwise shown.



**A & E SURVEYING**  
**P.O. BOX 420**  
**SOMERSET, OHIO 43783**  
**Ph: (740) 743-2201 Fax: 743-2498**

**WAYNE A. KNISLEY**  
**OHIO P.S. #7231**  
**DATE: MAY 15, 2012**

**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
- POINT {nothing set}