

25-35-20-37-001

DEED DESCRIPTION

0.967 ACRE

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 0.967 ACRE { split } PARCEL TO BE DESCRIBED IS BOUNDED ON THE **NORTH and EAST** BY THE AFORESAID "**JONES**" PROPERTY, BOUNDED ON THE **SOUTH** BY **PATRICIA DRIVE** { ie. A **CUL-DE-SAC Turn around, 100' Radius** } AND IS BOUNDED ON THE **WEST** 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 SOUTHWEST CORNER OF LOT 10 IN THE AFORESAID "**BURKHART ROAD ESTATES**" SUBDIVISION [ALSO BEING IN THE NORTHERLY BOUNDARY OF SAID "**PATRICIA DRIVE**" { ie. said Cul-de-sac, turn around };

THENCE, **LEAVING "PATRICIA DRIVE"**, **N 43° 51' 26" W 384.00 FEET**, IN THE WESTERLY BOUNDARY OF, SUBJECT, LOT 10, ALSO BEING THE EASTERLY BOUNDARY OF LOT 9, TO AN IRON PIN SET;

THENCE, **LEAVING** LOT 9, THE FOLLOWING THREE { 3 } COURSES ARE WITH A NEW SPLIT LINE THROUGH A PORTION OF LOT 10, **COURSE # 1 = N 55° 47' 16" E 80.00 FEET**, , TO AN IRON PIN SET;

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

COURSE # 3 = S 5° 59' 42" W 174.12 FEET TO AN IRON PIN SET IN THE NORTHERLY BOUNDARY OF AFORESAID "**PATRICIA DRIVE**" { ie. THE "**CUL-DE-SAC TURN AROUND**" };

THENCE **26.70 FEET** ON A CURVE TO THE LEFT AND ALONG SAID "**PATRICIA DRIVE**", WITH A RADIUS OF 100.00 FEET AND WITH A CHORD OF WHICH BEARS **S 53° 47' 28" W 26.62 FEET**, TO AN "**EXISTING IRON PIN**" AND THE "**PLACE OF BEGINNING**" OF THIS, SUBJECT, 0.967 ACRE PARCEL.

THE TRACT AS DESCRIBED CONTAINS **0.967 ACRE**, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, ALL EASEMENTS AND ALL RESTRICTIONS OF RECORD. THE ABOVE DESCRIBED 0.967 ACRE PARCEL IS TO BE USED AS AN ADD-ON TO THE RICHARD S. and JOYCE SETTLES PROPERTY OF DEED BOOK 1134, PAGE 201. "RICHARD S. and JOYCE SETTLES" PRESENTLY OWN LOT 9 IN THE AFORESAID "BURKHART ROAD ESTATES SUBDIVISION".

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.**

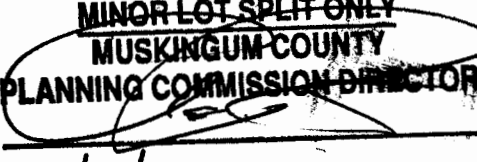
ALL IRON PINS SET ARE 5/8 INCH BY 30 INCH STEEL ROD WITH PLASTIC IDENTIFICATION CAPS MARKED KNISLEY 7231.

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. PARCEL TO BE COMBINED TO AUDITOR'S PARCEL NUMBER 25-35-20-36-000

A & E SURVEYING
P.O. BOX 420
SOMERSET, OHIO 43783
Ph: (740) 743-2201 Fax: 743-2498 CELL: (740) 605-0002

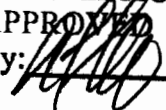
**OFFICE COPY
NOT RECORDABLE**

OHIO REGISTERED SURVEYOR # 7231
DATE: MAY 15, 2012

APPROVED
MINOR LOT SPLIT ONLY
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date 7/5/12 Fee Paid -



DESCRIPTION

APPROVED
By:  6/26/2012

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.

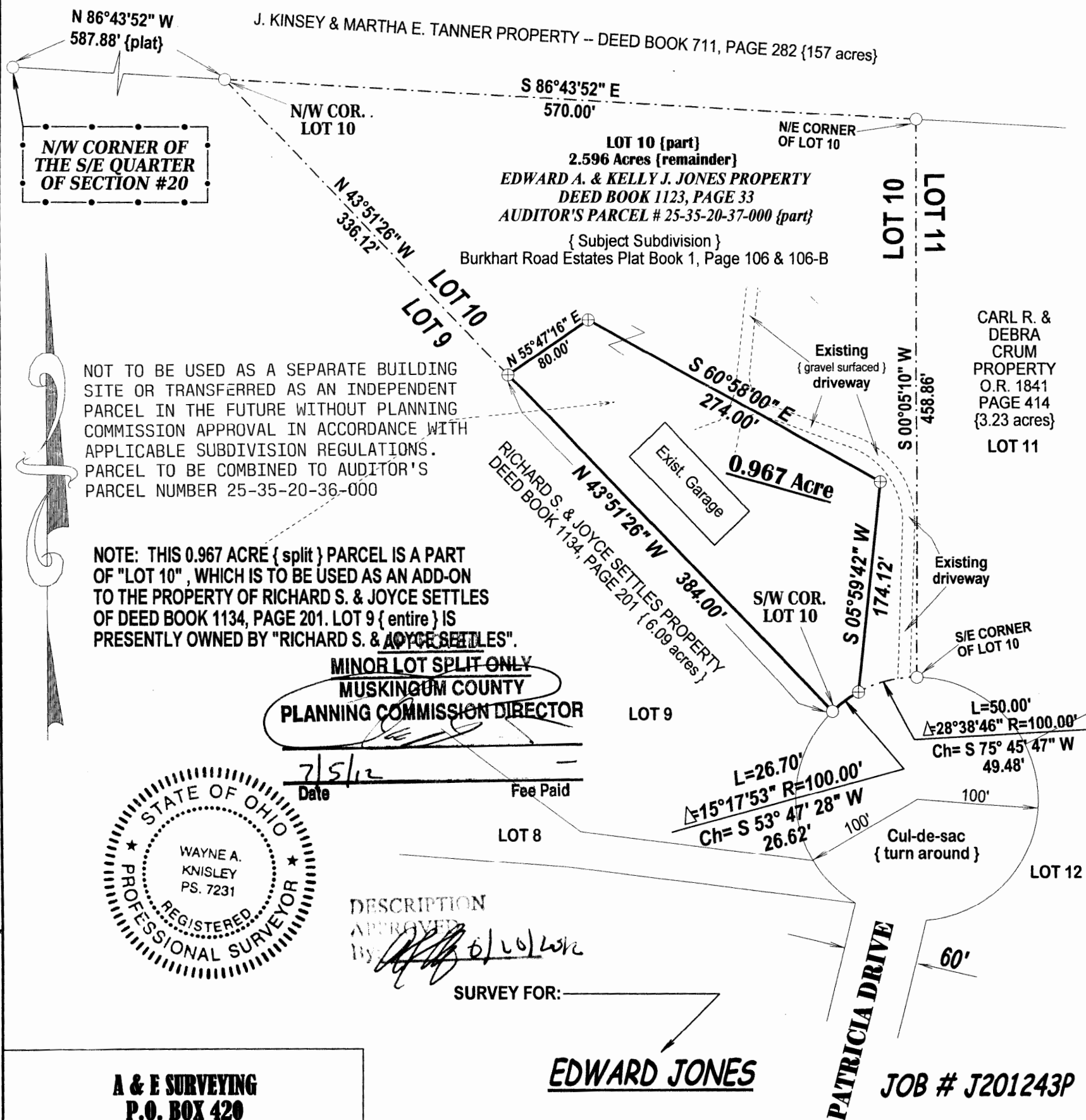
BASIS OF BEARINGS

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.

NEW LEXINGTON, OHIO.
Approved For Transfer
No On-Lot Sewage
Date 7/31/21
Zanesville - Muskingum Co.
Health Department



7
Da



A circular professional seal for Wayne A. Knisley, a Registered Professional Surveyor in the State of Ohio. The seal features the text "STATE OF OHIO" at the top, "REGISTERED PROFESSIONAL SURVEYOR" around the bottom, and "WAYNE A. KNISLEY PS. 7231" in the center. Two stars are positioned on the left and right sides of the central text.

DESCRIPTION
APPROVED
By: [Signature] 6/20/2012

SURVEY FOR:

EDWARD JONES

JOB # J201243P

**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

LEGEND

- ☒ IRON PIN SET = 5/8" x 30" STEEL ROD WITH PLASTIC ID. CAP MARKED KNISLEY 7231
- ☐ EXISTING IRON PIN
- ☒ POINT {nothing set}

GRAPHIC SCALE
1" INCH = 100' FEET

