

DESCRIPTION OF A 4.697 ACRE TRACT

Situated in the State of Ohio, County of Muskingum, Township of Jackson, and being a part of the Southwest Quarter of Section 15, Township 3, Range 9, United States Military Lands, and being a part of that original 30.214 acre tract (being a part of Parcel Number 29-30-15-21-000) as conveyed to Mildred M. Willey, Trustee of the Mildred M. Willey Amended and Restated Trust, Dated May 12, 2006 in Deed Volume 2041, Page 367, all references being to those of record in the Recorder's Office, Muskingum County, Ohio, said 4.697 acre tract being more particularly bounded and described as follows:

Commencing at a railroad spike found in the centerline of Township Road 316, also known as Cannon Road, where said centerline intersects the south line of said Section 15, said railroad spike being a southwesterly corner of that 10.707 acre tract as conveyed to John B. Singleton by Deed Volume 2280, Page 506;

Thence leaving said Section line and along the centerline of Cannon Road the following two (2) courses and distances:

North 09°29'20" West, 174.20 feet to a point; and . . .

North 27°17'20" West, 27.87 feet to a point at a northwesterly corner of said 10.707 acre tract, said point being the **Point of Beginning** of the tract herein described;

Thence continuing along said centerline of Cannon Road, **North 27°17'20" West, 514.68 feet** to a point at a southwesterly corner of that 17.069 acre tract as conveyed to Timothy J. Singleton, II and Nancy J. Singleton by Official Record 2497, Page 542;

Thence leaving said centerline of Cannon Road along the southerly lines of said 17.069 acre tract the following two (2) courses and distances:

North 64°42'39" East, passing a 5/8" iron pin found at 30.02 feet, a total distance of 250.00 feet to an 5/8" iron pin found; and . . .

North 82°18'24" East, 213.47 feet to an 5/8" iron pin set;

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Thence with a new division line across said Willey tract, **South 50°57'12" East, 197.83 feet** to an 5/8" iron pin set on a northerly line of said 10.707 acre tract;

Thence along the northerly lines of said 10.707 acre tract the following two (2) courses and distances:

South 24°17'07" West, 340.98 feet to an 5/8" iron pin found; and

South 53°48'17" West, passing an 5/8" iron pin found at 236.07 feet, a total distance of **266.44 feet** to the **Point of Beginning** and containing 4.697 acres more or less, according to a survey by Jobes Henderson and Associates Inc. in November of 2016.

The above described parcel being a part of Muskingum County, Ohio Auditor's Parcel Number 29-30-15-21-000.

The bearings in the above description are based on bearings taken from the description of said 10.707 acre tract as conveyed to John B. Singleton as recorded in Deed Volume 2280, Page 506.

All iron pins set are 5/8" in diameter rebar by 30" in length with red identification caps marked "J&H, PS 8283".

Subject to all valid and existing easements, restrictions and conditions of record.

This description is based on a survey made under the direction and supervision of Jeremy L. Van Ostran, Registered Surveyor Number 8283.



OFFICE COPY
NOT RECORDABLE
Jeremy L. Van Ostran, P.S.
Reg. Surveyor #8283

February 28, 2017

\\SVY011\legals\4.697 acres.docx

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DESCRIPTION
APPROVED
By: *[Signature]*

Date

Fee Paid

SURVEY OF 2 PARCELS

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF JACKSON,
BEING A PART OF THE S.W. QTR. OF SEC. 15, TOWNSHIP-3, RANGE-9,
UNITED STATES MILITARY LANDS

PERTINENT DOCUMENTS USED
Muskingum County Tax Maps
All Recorded Information shown
were used as source documents.

DENISE K. WALTERS, TRUSTEE
D.V. 1796, PG. 16
51.17 AC.

RONALD R. HIVELY
D.V. 907, PG. 297
40.21 AC.

JILL F. STANDEFORD
O.R. 2683, PG. 855
41.81 AC.

N89°38'34"E
1336.26'

TIMOTHY J. SINGLETON, II &
NANCY J. SINGLETON
O.R. 2497, PG. 542
17.069 ACRES
PARCEL 29-30-15-21-002

PART OF PARCEL 29-30-15-21-000
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
29-30-15-21-002.

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

18.007 ACRES

Date: 3/14/17 Fee Paid

N0°33'24"E
396.91'(T)
41.91'
N46°47'10"W
428.57'
POB
18.007 AC.

4.697 ACRES

MILDRED M. WILLEY, TRUSTEE OF THE
MILDRED M. WILLEY AMENDED
AND RESTATED TRUST
DATED MAY 12, 2006
D.V. 2041, PG. 367 T.D.
T.D. 4.821AC.
PART OF
PARCEL 29-30-15-21-000

C CANNON ROAD
TWP. RD. 316

WILBUR P. &
MARGARET L. MURPHY
D.V. 1070, PG. 640
6.34 AC.

N27°17'20"W
27.87'

N9°29'20"W
174.20'

BASIS OF BEARING:
BEARINGS HEREIN ARE BASED ON BEARINGS
TAKEN FROM THE DESCRIPTION OF THAT 10.707
ACRE TRACT AS CONVEYED TO JOHN B. SINGLETON
AS RECORDED IN DEED BOOK 2280, PAGE 506

SCALE 1"=200'

0 200' 400'

Community Panel No.: 39119C0020G
Flood Zone: "X" (non flood)
Effective Date: 07/06/2010

LEGEND

- POC : POINT OF COMMENCEMENT
POB : POINT OF BEGINNING
△ : RAILROAD SPIKE FOUND
⊙ P.F. : IRON PIPE FOUND
⊙ I.R.F. : IRON PIN FOUND
● I.R.S. : IRON PIN SET 5/8" REBAR WITH
RED I.D. CAP "J&H PS#8283"

NOTES:
OCCUPATIONAL LINES HAVE NOT BEEN LOCATED
IN THE FIELD AND ARE NOT REPRESENTED ON
THIS SURVEY.
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT
OF A TITLE POLICY, THERE MAY BE EASEMENTS OR
RIGHT-OF-WAY WHICH EXIST THAT ARE NOT SHOWN.

This Survey Prepared For: MILDRED WILLEY

RECERTIFIED	
Foundation Survey	Final Survey
Ord. No.	Ord. No.
Date:	Date:
Drawing S:/12/12-124/dwg/bosemaps/ 12-124a.dwg	
REVISED	DRAWN: JLK
	CHECKED: JLV
	F.B.



**Jobes
Henderson**
& ASSOCIATES

Breaking Ground | Breaking Boundaries

Tel: 740.344.5451
Fax: 740.344.5746

59 Grant Street
Newark, Ohio 43055

www.jobeshenderson.com

DATE: 11-30-16

ORDER NO. SVY-011

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NOT RECORDED

JEREMY L. VAN OSTRAN P.S. 8283