

### **DESCRIPTION FOR A 5.634 ACRE TRACT**

Situated in the State of Ohio, County of Muskingum, Township of Jackson, being a part of the Southwest Quarter of the Southeast Quarter of Section 15, Township-3 North, Range-9 West, United States Military Lands, and being a part of that 21.897 acre tract 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, and being more particularly bounded and described as follows:

**Commencing** at a railroad spike found in the centerline of Township Road 316 (Cannon Road) where said centerline intersects the southerly line of Section 15;

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 and being the **Point of Beginning** for the **5.634 acre parcel** herein to be described;

Thence continuing along said centerline, **North 27°17'20" West, 514.68 feet** to a point;

Thence leaving the centerline of Cannon Road across said 21.897 acre tract the following two (2) courses and distances:

**North 64°42'39" East**, passing an iron pin set at 30.02 feet, a total distance of **250.00 feet** an iron pin set; and . . .

**North 82°18'24" East, 811.31 feet** to a 5/8" rebar with cap found in the easterly line of the Southwest Quarter of the Southeast Quarter of Section 15 marking the northeasterly corner of that 10.707 acre tract as conveyed to John B. Singleton as recorded in Deed Book 2280, Page 506;

Thence along the northerly line of said 10.707 acre tract the following three (3) courses and distances:

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**South 66°06'44" West**, passing a 5/8" rebar with cap found at **400.23 feet**, a total distance of **473.56 feet** to a 5/8" rebar with cap found;

**South 24°17'07" West**, **355.13 feet** to a 5/8" rebar with cap found; and ...

**South 53°48'17" West**, passing a 5/8" rebar with cap found at **236.07 feet**, a total distance of **266.44 feet** to the **Point of Beginning**, and containing **5.634 acres** more or less, according to a survey conducted by Jobes Henderson and Associates, Inc. in November of 2012.

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 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.

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.



November 27, 2012  
S:/12/12-124/Survey/Legals/5.634 Acres

DESCRIPTION  
APPROVED  
By: [Signature] 12/10/2012

**OFFICE COPY**  
**NOT RECORDABLE**  
Jeremy Van Ostran, F.S.  
Surveyor No. 8283

**APPROVED**  
**MUSKINGUM COUNTY**  
**PLANNING COMMISSION DIRECTOR**  
[Signature]  
12/2/12  
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, RANE-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. 1732, PG. 949  
40.21 AC.

HELENE A. RANDALL &  
JILL F. STANDEFORD  
D.V. 1578, PG. 646  
41.81 AC.

Approved For Transfer  
On-Lot Sewage P.K.  
Date 12/8/12

Janesville - Muskingum Co  
Health Department

MILDRED M. WILLEY, TRUSTEE OF THE  
MILDRED M. WILLEY AMENDED AND RESTATED TRUST  
DATED MAY 12, 2006  
D.V. 2041, PG. 367 T.D.  
21.897 AC.

PARCEL 29-30-15-21-000

17.069 ACRES

APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

N0°33'24"E  
396.91'(T)

41.91'

GRAVEL

OIL  
WELL

N46°47'10"W  
428.57'

OT.P.F.

POB

N64°42'39"E  
250.00'(T)

30.02'

N27°17'20"W  
514.68'

ASPHALT

5.634 ACRES

N82°18'24"E  
811.31'

OT.P.F.

473.56'(T)  
S66°06'44"W

73.33'

JOHN B. SINGLETON  
D.V. 2280, Pg. 506  
10.707 Ac.

Q 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.: 390425 0025 C  
Flood Zone: "X" (non flood)  
Effective Date: June 3, 1988

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"

HEATH A. & CAROL M. SKEESE  
D.V. 2187, PG. 880  
17.96 AC.

JILL F. RANDALL STANDEFORD  
D.V. 1578, PG. 646  
T.D. 1.51 AC.

DESCRIPTION  
APPROVED

By: *[Signature]*

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:

JEREMY  
LEWIS  
VAN OSTRAN  
8283

RECEIVED  
Foundation Survey  
Ord. No.  
Date:  
Drawing S:/12-124/dwg/basemap/  
12-124.dwg

REVISED

DRAWN: JLK

CHECKED: JLV

F.B.

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& ASSOCIATES

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