

### **DESCRIPTION OF A 0.937 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 0.937 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 and a southwesterly corner of said Willey tract;

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, and a northwesterly corner of said Willey tract;

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

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

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**North 82°18'24" East, 213.47 feet** to an 5/8" iron pin set, said iron pin being the **Point of Beginning** of the tract herein described;

Thence continuing along the southerly line of said 17.069 acre tract, **North 82°18'24" East, 597.84 feet** to an 5/8" capped iron pin found at a southeasterly corner of said tract and a northeasterly corner 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 66°06'44" West**, passing an 5/8" capped iron pin found at 400.23 feet, a total distance of **473.56 feet** to an 5/8" capped iron pin found; and ....

**South 24°17'07" West, 14.14 feet** to an 5/8" iron pin set;

Thence with a new division line across said Willey tract, **North 50°57'12" West, 197.83 feet** to the **Point of Beginning** and containing 0.937 acres more or less, according to a survey by Jobs 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.

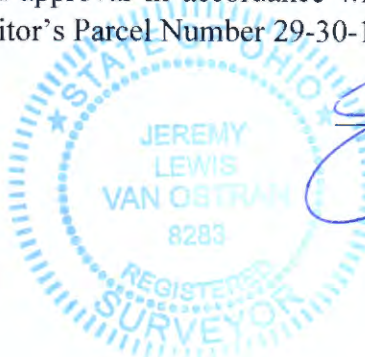
Not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations. Parcel to be combined to Auditor's Parcel Number 29-30-15-21-002.

APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR  
\\SVY014\legals\0.937 acres.docx

3/14/17

Date

Fee Paid



OFFICE COPY  
NOT RECORDABLE  
Jeremy L. Van Ostran, P.S.  
Reg. Surveyor #8283  
DESCRIPTION  
APPROVED  
By: [Signature] 3/16/2017



# 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.

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  
N46°17'10"W  
428.57'

Fee Paid

POB  
18.007 AC.

4.697 ACRES

MILDRED M. WILEY, TRUSTEE OF THE  
MILDRED M. WILEY AMENDED  
AND RESTATED TRUST  
DATED MAY 12, 2006  
D.V. 2041, PG. 367 T.D.  
T.D. 4.821 AC.  
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.

POB  
4.697 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 WILEY

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



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& ASSOCIATES**

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Fax: 740.344.5746

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DATE: 11-30-16

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JEREMY L. VAN OSTRAN

P.S. 8283