

CORRECTIVE DEED DESCRIPTION FOR  
DELBERT L. and DORIS JANE DAWSON  
AUD. PAR. # 2929902203000 and #2929902204000  
94.898 ACRES RESURVEYED [ DEED ACRES = 90.19 ACRES ]

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION #19 AND A PART OF THE NORTHEAST QUARTER OF SECTION #22, BOTH IN TOWNSHIP 3 NORTH, RANGE 9 WEST, UNITED STATES MILITARY LANDS, JACKSON TOWNSHIP, MUSKINGUM COUNTY, OHIO [ALSO BEING A RESURVEY OF THE PROPERTY OF DELBERT L. and DORIS JANE DAWSON OF OFFICIAL RECORD BOOK 2003, PAGE 848 OF THE MUSKINGUM COUNTY RECORDER. {THIS "DAWSON" PROPERTY WAS SUPPOSED TO BE THE, ENTIRE, PROPERTY THAT WAS FORMERLY OWNED BY, GRANTOR, DOROTHY P. VICKERS OF DEED BOOK 451, PAGE 299 DATED MARCH 5, 1956. THE FOLLOWING 94.898 ACRE DESCRIPTION IS TO CORRECT THE ACREAGE DEFICIENCY THAT WAS SUPPOSED TO BE CONVEYED TO SAID "DELBERT L. AND DORIS JANE DAWSON" [ AUDITOR'S PARCEL #2929902203000 and AUDITOR'S PARCEL # 2929902204000 ] OF OFFICIAL RECORD BOOK 2003, PAGE 848, RECORDED ON JANUARY 17, 2006 } AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING, FOR REFERENCE**, AT AN EXISTING CORNER STONE, WITH A SLIGHTLY INDENTED CROSS NOTCH, {IN FAIR CONDITION} MARKING THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION #22;

THENCE **N 89° 46' 27" E 103.20 FEET**, IN THE MID LINE {east & west} OF SECTION #22, TO AN IRON PIN SET AT THE INTERSECTION OF AN, OLD, EXISTING, FENCE ROW AND THE **PRINCIPAL PLACE OF BEGINNING** OF THIS 94.898 ACRES PARCEL [ SAID "IRON PIN SET" BEARS S 88° 33' 11" W 35.24 FEET FROM AN EXISTING, REFERENCE, IRON PIN, WITH PLASTIC IDENTIFICATION CAP MARKED S. M. B. # 7135 ];

[ THE FOLLOWING 94.898 ACRES PARCEL TO BE DESCRIBED IS BOUNDED ON THE NORTH BY THE PROPERTIES OF IDAMAE VICKERS OF DEED BOOK 679, PAGE 46 AND BY SAMUEL W. HEDGES, Sr. OF OFFICIAL RECORD BOOK 1969, PAGE 842, BOUNDED ON THE EAST BY SAMUEL W. HEDGES, Jr. and MICHELLE L. HEDGES OF DEED BOOK 1148, PAGE 732, BOUNDED ON THE SOUTH BY THE PROPERTY OF RICHARD and ESTHER M. GAYHEART OF OFFICIAL RECORD BOOK 1550, PAGE 233 AND IS BOUNDED ON THE WEST BY THE PROPERTY OF PAUL V. and WENDY L. VENSIL OF OFFICIAL RECORD BOOK 1795, PAGE 920 AND BY THE AFORESAID "IDAMAE VICKERS" PROPERTY, ALL OF THE MUSKINGUM COUNTY RECORDER ]

THENCE, FROM THE "**PRINCIPAL PLACE OF BEGINNING**" AND LEAVING THE MID LINE {east & west} OF SECTION #22, THE FOLLOWING FIVE [5] COURSES ARE TO IRON PINS SET IN THE AFORESAID "OLD", "EXISTING", "FENCE ROW" AND ALSO

ARE IN THE BOUNDARIES, RESPECTIVELY, OF SAID "PAUL V. and WENDY J. VENSIL" AND "IDAMAE VICKERS";

COURSE #1 = N 2° 53' 00" W 107.00 FEET;

COURSE #2 = N 14° 00' 00" W 156.17 FEET;

COURSE #3 = N 2° 02' 00" E 591.51 FEET [ DOROTHY P. VICKERS DEED READS 595.98 FEET ];

COURSE #4 = N 1° 57' 00" W 953.60 FEET [ DOROTHY P. VICKERS DEED READS 918.06 FEET ], PASSING A POINT IN THE NORTHEAST CORNER OF SAID "PAUL V. and WENDY J. VENSIL" PROPERTY AT, APPROXIMATELY, 103.06 FEET;

COURSE #5 = N 56° 45' 00" E 285.00 FEET;

THENCE, LEAVING SAID "OLD, "EXISTING", "FENCE ROW" AND CONTINUING ON THE SAME BEARING, THE FOLLOWING EIGHT [8] COURSES ARE IN THE SOUTHERLY BOUNDARY OF THE AFORESAID "IDAMAE VICKERS" PROPERTY, N 56° 45' 00" E 399.00 FEET TO AN IRON PIN SET ON THE SOUTH BANK OF WAKATOMIKA CREEK, AS DESCRIBED IN THE DEED TO SAID "DOROTHY P. VICKERS" OF DEED BOOK 451, PAGE 299 ;

THENCE N 24° 41' 44" W 66.00 FEET TO A POINT IN THE, APPROXIMATE, CENTER OF "WAKATOMIKA CREEK";

THENCE THE FOLLOWING SIX [6] COURSES ARE TO POINTS IN THE, APPROXIMATE, CENTER OF "WAKATOMIKA CREEK":

COURSE #1 = N 37° 59' 38" E 42.66 FEET;

COURSE #2 = N 28° 59' 03" E 172.32 FEET;

COURSE #3 = N 38° 16' 11" E 122.24 FEET;

COURSE #4 = N 48° 47' 22" E 360.20 FEET, PASSING THROUGH THE NORTH LINE OF SECTION #22 AND ENTERING INTO SECTION #19 AT 236.21 FEET;

COURSE #5 = N 39° 43' 46" E 115.61 FEET;

COURSE #6 = N 29° 00' 57" E 129.02 FEET [ THE NORTHWEST CORNER OF THE AFORESAID "SAMUEL W. HEDGES, Sr." PROPERTY OF OFFICIAL RECORD BOOK 1969, PAGE 842 ];

THENCE, LEAVING WAKATOMIKA CREEK AND SAID "IDAMAE VICKERS" PROPERTY, S 50° 48' 00" E 410.48 FEET TO AN EXISTING 5/8 INCH REBAR CAPPED "MORRIS & ASSOC.", PASSING AN EXISTING 5/8 INCH REBAR CAPPED "BOWMAN P.S. 7135" AT 70.49 FEET,

THENCE THE FOLLOWING SEVEN [7] COURSES ARE TO EXISTING 5/8 INCH REBAR CAPPED "MORRIS & ASSOC." IN AN OLD, EXISTING, FENCE ROW AND ARE IN THE WESTERLY BOUNDARY OF SAID "SAMUEL W. HEDGES, Jr. and MICHELLE L. HEDGES" PROPERTY OF DEED BOOK 1148, PAGE 732;

COURSE #1 = S 3° 03' 21" E 527.89 FEET, PASSING THROUGH THE CENTER OF TOWNSHIP ROAD #642 {A.K.A. HEDGES LANE} AT ,APPROXIMATELY, 11.00 FEET AND PASSING THROUGH THE SOUTH LINE OF SECTION #19 AND ENTERING INTO SECTION #22 AT 21.05 FEET;

COURSE #2 = S 18° 11' 23" E 217.83 FEET;

COURSE #3 = S 11° 15' 01" W 148.43 FEET;

COURSE #4 = S 27° 59' 06" E 79.86 FEET;

COURSE #5 = S 15° 35' 49" E 895.67 FEET;

COURSE #6 = S 19° 23' 26" E 596.61 FEET;

COURSE #7 = S 0° 32' 03" E 314.20 FEET TO AN EXISTING IRON PIN IN THE MID LINE {east & west} OF SECTION #22 AND IN THE SOUTHWEST CORNER OF THE LAST MENTIONED "HEDGES" PROPERTY {SAID "EXISTING IRON PIN" BEARS S 89° 46' 27" W 593.92 FEET FROM AN EXISTING CORNER STONE, IN FAIR CONDITION, WITH A SLIGHTLY INDENTED CROSS NOTCH, MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION #22};

THENCE, LEAVING SAID "SAMUEL W. HEDGES, Jr. and MICHELLE L. HEDGES" PROPERTY, S 89° 46' 27" W 1947.35 FEET [ "DOROTHY P. VICKERS" DEED READS 1962.18 FEET ], IN THE MID LINE {east & west} OF SECTION #22 AND IN THE NORTH BOUNDARY OF SAID "RICHARD and ESTHER M. GAYHEART" PROPERTY, TO AN "IRON PIN SET" AND THE "PRINCIPAL PLACE OF BEGINNING" OF THIS 94.898 ACRES PARCEL.

THE PARCEL AS DESCRIBED CONTAINS 94.898 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD. IN THE ABOVE DESCRIBED 94.898 ACRES PARCEL THERE ARE 1.732 ACRES IN SECTION #19 AND 93.166 ACRES IN SECTION #22;

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

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE MID LINE {east & west} OF SECTION #22 AS BEING S 89° 46' 27" W ie. ALL BEARINGS DESCRIBED HEREIN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

THE ABOVE DESCRIPTION IS BASED ON A FIELD SURVEY MADE BY A & E SURVEYING ON JUNE 19, 2007. SEE THE PLAT ATTACHED.

THE RIGHT OF WAY WIDTH OF TOWNSHIP ROAD #642 IS 40 FEET.

APPROVED FOR CLOSURE

*[Signature]* 11/12/2007

A & E SURVEYING

P. O. BOX 420

SOMERSET, OHIO 43783

PH: (743) 743-2201 FAX: 743-2660

**OFFICE COPY  
NOT RECORDABLE**  
WAYNE KNISLEY  
OHIO REGISTERED SURVEYOR #7231  
DATE: Nov. 12, 2007

EXEMPT FROM  
PLANNING COMMISSION

*[Signature]* 11/13/2007

# PLAT OF RESURVEY OF "DAWSON" PROPERTY

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION #19 AND A PART OF THE NORTHEAST QUARTER OF SECTION #22, BOTH IN TOWNSHIP 3 NORTH, RANGE 9 WEST, UNITED STATES MILITARY LANDS, JACKSON TOWNSHIP, MUSKINGUM COUNTY, OHIO. ALSO BEING A RESURVEY OF THE PROPERTY OF DELBERT L. and DORIS JANE DAWSON [AUDITOR'S PARCEL # 2929902203000 and AUDITOR'S PARCEL # 2929902204000] OF OFFICIAL RECORD BOOK 2003, PAGE 848 OF THE MUSKINGUM COUNTY RECORDER. THE "DAWSON'S" WERE TO RECEIVE ALL OF THE OWNERSHIP IN THE PROPERTY THAT "DOROTHY P. VICKERS" OWNED, ACCORDING TO HER, ABOVE DESCRIBED, "DEED REFERENCE". ACCORDING TO A SEARCH OF DEED RECORDS AND A FIELD SURVEY MADE BY A & E SURVEYING, AS OF THE DATE SHOWN HEREON, THE "DAWSON'S" DID NOT RECEIVE THE CORRECT ACREAGE ACCORDING TO "VICKERS" DEED OF RECORD. THE FINDINGS OF A & E SURVEYING ARE SHOWN HEREON.

## 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.

BETTY L. MYERS FAMILY,  
LIVING TRUST, PROPERTY  
D.B. 1160, PAGE 301

## BASIS OF BEARINGS

ALL BEARINGS SHOWN HEREON ARE BASED ON THE MID LINE (east & west) OF SECTION #22 AS BEING S 89° 46' 27" W i.e. ALL BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

## PERTINENT DOCUMENTS AND SOURCES OF DATA USED:

- 1- DEED REFERENCES AS SHOWN HEREON
- 2- JACKSON TOWNSHIP TAX MAPS
- 3- U.S.G.S. MAPS
- 4- VARIOUS SURVEY RECORDS FOUND IN THE OFFICE OF THE MUSKINGUM COUNTY ENGINEER, ZANESVILLE, OHIO.

SURVEY FOR:

**DELBERT DAWSON**

**JOB # D200714P**

South Line Of Section # 19

North Line Of Section # 22

South Line Of Section # 19

North Line Of Section # 22

Mid Line Of Section # 22

East Line Of Section # 22

East Line Of Section # 22

Mid Line Of Section # 22

IDAMAE VICKERS  
PROPERTY  
DEED BOOK 679  
PAGE 46

WAKATOMIKA  
CREEK  
(as established by other surveys)

SAMUEL W. HEDGES Sr.  
PROPERTY  
O.R. 1969, PAGE 842

Township Road # 642  
[40' feet wide R/W]  
[A. K. A. Hedges Lane]

SAMUEL W. Jr. HEDGES & MICHELLE L.  
HEDGES PROPERTY  
D.B. 1148, PAGE 732

IDAMAE VICKERS  
PROPERTY  
DEED BOOK 679  
PAGE 46

WAKATOMIKA  
CREEK  
(as established by other surveys)

Existing tributary flowing  
into Wakatomika Creek

Convenience fence built  
approximately parallel  
to tributary stream

Very old fence row  
[much older than 21 years]

See Detail # 1

Surveyed boundary line by  
Stephen M. Bowman, Ohio  
P. S. # 7135, "Bowman Survey"  
dated January 10, 2005

4.94 ACRES ENCROACHMENT, SEE SPECIAL NOTE # 1

Property Line N 75° 35' 28" W

very old fence row & tree line  
[much older than 21 years]

Deep Ravine  
and Creek

PAUL V. & WENDY J.  
VENSIL PROPERTY  
O.R. 1795, PAGE 920

Convenience fence built  
to avoid a deep ravine  
and creek area

very old fence row  
[much older than 21 years]

N 14° 00' 00" W

very old fence row  
[much older than 21 years]

N 2° 53' 00" W

107.00'

103.20'

Reference iron pin fd.  
3/4" i. d. pipe marked  
S. M. B. # 7135 bears  
N 89° 33' 11" E 35.24'  
from old, existing, physical  
property corner

EXISTING CORNER STONE  
[IN FAIR CONDITION]  
IN THE S/W CORNER OF THE  
N/E QTR. OF SECTION # 22

Mid Line Of Section # 22

S 89° 46' 27" W

1947.35' [deed = 1962.18' feet]

Mid Line Of Section # 22

Mid Line Of Section # 22

Mid Line Of Section # 22

Mid Line Of Section # 22

Mid Line Of Section # 22

Mid Line Of Section # 22

Mid Line Of Section # 22

Mid Line Of Section # 22

## Note:

PRIOR TO THE FIELD SURVEY, BY "STEPHEN M. BOWMAN" P. S. # 7135, ON THE PROPERTY OF IDAMAE VICKERS OF DEED BOOK 679, PAGE 46 AND "VICKERS" DEEDS OF RECORD, BY USING THE, VERY OLD, "VICKERS" DEEDS HAD LAPPAGE. THIS RESURVEY BY A & E SURVEYING CORRECTS THE LAPPAGE BETWEEN THE TWO "VICKERS" DEEDS OF RECORD, BY USING THE, VERY OLD, PHYSICAL EVIDENCE, FOUND ON THE GROUND, THAT SEPARATES THE OWNERSHIP OF SAID "IDAMAE VICKERS" and "DOROTHY P. VICKERS". THE ABOVE DESCRIBED "VERY OLD", "PHYSICAL EVIDENCE" HAS BEEN ACTUAL, OPEN, NOTORIOUS, EXCLUSIVE AND ADVERSE FOR MORE THAN THE STATUTORY PERIOD, OF 21 YEARS, REQUIRED FOR THE STATE OF OHIO.

**94.898 Acres = Total Acres Surveyed  
By A & E Surveying  
93.166 Acres  
in Section # 22**

94.7 +- Acres = total area calculated from Dorothy P. Vickers  
deed as described in Deed Book 451, page 299, deed dated  
and recorded on March 5, of the year of 1956.

THE AREA MARKED A TO B TO C TO D TO E TO F TO G TO H TO I TO J TO A  
MARKS THE AREA OF ACREAGE DEFECENCY FROM THE PROPERTY  
TO THE EAST AND THE OVERLAP OF THE AREA OF ACREAGE FROM  
THE PROPERTIES FROM THE WEST.

Surveyed boundary line by  
Stephen M. Bowman, Ohio  
P. S. # 7135, "Bowman Survey"  
dated January 10, 2005

Surveyed boundary line by  
Stephen M. Bowman, Ohio  
P. S. # 7135, "Bowman Survey"  
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dated January 10, 2005

Surveyed boundary line by  
Stephen M. Bowman, Ohio  
P. S. # 7135, "Bowman Survey"  
dated January 10, 2005

## Special Note # 2

THE WEST LINE OF THE "HEDGES" PROPERTY SHOWN HEREON  
AND THE EAST LINE OF THE "DAWSON" PROPERTY SHOWN  
HEREON, HAVE BEEN ESTABLISHED BY USING THE "OLD"  
EXISTING FENCE ROW AND TREE LINE AS SHOWN ON THIS  
PLAT OF SURVEY. THE TWO SURVEYORS RESPONSIBLE FOR  
THIS SURVEYED BOUNDARY ARE, VICTOR A. MORRIS, OHIO  
P. S. # 7347, ON SEPT. 8, 1998 and STEPHEN M. BOWMAN, OHIO  
P. S. # 7135, ON JANUARY 10, 2005. i.e. BOTH SURVEYORS USED  
THE SAME MONUMENTATION FOR THIS PARTICULAR BOUNDARY.

SAMUEL W. Jr. HEDGES & MICHELLE L.  
HEDGES PROPERTY  
D.B. 1148, PAGE 732

5/8" rebar capped  
Morris & Assoc.

5/8" rebar capped  
Morris & Assoc.

SAMUEL W. Jr. HEDGES & MICHELLE L.  
HEDGES PROPERTY  
D.B. 1148, PAGE 732

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Morris & Assoc.

5/8" rebar capped  
Morris & Assoc.

EXISTING CORNER STONE  
[IN FAIR CONDITION]  
IN THE SE CORNER OF THE  
N/E QTR. OF SECTION # 22

## LEGEND

- IRON PIN SET = 5/8" x 30" STEEL ROD WITH PLASTIC ID. CAP MARKED KNISLEY 7231
- EXISTING IRON PIN [as mark]
- EXISTING CORNER STONE [as notch]
- POINT [nothing set]
- EXISTING, WOVEN WIRE, FENCE[old]

## A & E SURVEYING

P.O. BOX 420  
SOMERSET, OHIO 43783  
PH: (740) 2201 FAX: 743-2660  
DATE: Nov 12, 2007

## GRAPHIC SCALE

1 INCH = 200 FEET

200'	200'	200'
600'		

APPROVED FOR CLOSURE

EXEMPT FROM  
PLANNING COMMISSION