

DEED DESCRIPTION  
5.01 ACRES (split)  
**SAM E. TROYER and KATIE B. TROYER** PROPERTY {part}  
AUDITOR'S PARCEL #35-02-51-17-000 {part}

BEING A PART OF A 81.65 + - ACRE TRACT IN THE 2<sup>nd</sup> QUARTER, TOWNSHIP 2 NORTH, RANGE 9 WEST, U.S. MILITARY LANDS, LICKING TOWNSHIP, MUSKINGUM COUNTY, OHIO [ALSO BEING A PART OF THE PROPERTY OF **SAM E. TROYER and KATIE B. TROYER** OF OFFICIAL RECORD BOOK 2820, PAGE 73 OF THE MUSKINGUM COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING, FOR REFERENCE**, AT AN EXISTING IRON PIN IN THE NORTHEAST CORNER OF LOT 20, ALSO BEING THE NORTHWEST CORNER OF LOT 21 OF THE **VALLI-VUE HEIGHTS No. 2 SUBDIVISION** OF PLAT BOOK 14, PAGE 11;

THENCE N 1° 27' 14" W 1666.10 FEET TO AN EXISTING IRON PIN IN THE NORTHEAST CORNER OF THE PROPERTY OF **BILL W. and VALERIE BYLER** OF OFFICIAL RECORD BOOK 2461, PAGE 679;

THENCE N 1° 29' 50" W 1298.66 FEET TO AN EXISTING IRON PIN IN THE SOUTHWEST CORNER OF THE PROPERTY OF **JACK W. CAMPBELL, Sr. and CYNTHIA D. CAMPBELL** OF OFFICIAL RECORD BOOK 1152, PAGE 872;

THENCE N 31° 11' 10" W 68.20 FEET TO AN EXISTING IRON PIN;

THENCE N 45° 37' 10" W 365.71 FEET TO AN EXISTING IRON PIN IN THE NORTHWEST CORNER OF THE AFORESAID "**CAMPBELL**" PROPERTY AND THE **PRINCIPAL PLACE OF BEGINNING** OF THIS, SUBJECT, "5.01 ACRES PARCEL" TO BE DESCRIBED;

THENCE, LEAVING SAID "**CAMPBELL**" PROPERTY, S 59° 49' 50" W 308.33 FEET TO AN IRON PIN SET;

THENCE N 49° 21' 30" W 243.33 FEET TO AN IRON PIN SET;

THENCE N 42° 36' 20" E 649.00 FEET TO A POINT IN THE, APPROXIMATE CENTER, OF, ASPHALT SURFACED, **STATE ROUTE #586** [A.K.A. **BLACK RUN ROAD**], IN THE SOUTHEAST CORNER OF THE PROPERTY OF **DAVID R. and JENNIFER HANBY** OF OFFICIAL RECORD BOOK 1103, PAGE 474 AND IN THE, WESTERLY, BOUNDARY OF THE PROPERTY OF **HANBY PROPERTIES, LLC** OF OFFICIAL RECORD BOOK 2347, PAGE 117, PASSING EXISTING IRON PINS AT 449.00 FEET [THE SOUTHWEST CORNER OF SAID "**DAVID R. and JENNIFER HANBY**" PROPERTY] AND AT 613.79 FEET;

THENCE, LEAVING SAID "**DAVID R. and JENNIFER HANBY**" PROPERTY, S 46° 03' 15" E 438.75 FEET, IN SAID "**STATE ROUTE #586**" AND SAID "**HANBY PROPERTIES, LLC**" BOUNDARY, TO A POINT IN THE NORTHEAST CORNER OF THE AFORESAID "**CAMPBELL**" PROPERTY;

THENCE, LEAVING "**STATE ROUTE #586**" AND SAID "**HANBY PROPERTIES, LLC**" PROPERTY, S 59° 49' 50" W 351.67 FEET, IN SAID "**CAMPBELL**" BOUNDARY, TO AN "EXISTING IRON PIN" AND THE "**PRINCIPAL PLACE OF BEGINNING**" OF THIS, SUBJECT, "5.01 ACRES PARCEL", PASSING AN EXISTING IRON PIN AT 41.83 FEET.

THE PARCEL AS DESCRIBED CONTAINS **5.01 ACRES**, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, ALL RESTRICTIONS AND ALL EASEMENTS OF RECORD.

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON A SURVEY PERFORMED BY JAMES M. MATCHETT, OHIO P.S. #7975, IN OCTOBER OF 2006 AND

ARE BASED ON THE SOUTH LINE OF SAID "81.65 ACRES +- TRACT" AS BEING S 88° 41' 44" 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 PERFORMED BY OR UNDER THE DIRECT SUPERVISION OF WAYNE A. KNISLEY, OHIO P. S. #7231, ON DECEMBER 28, 2018.

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

A & E

OFFICE COPY

WAYNE A. KNISLEY

OHIO P. S. #7231

3284 TOWNSHIP ROAD 121 NW

SOMERSET, OHIO 43783

PHONE: (740) 743-2201 CELL: (740) 605-0002

DATE: DECEMBER 28, 2018

APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

Date

Fee Paid

DESCRIPTION

APPROVED

By:

12/28/2018



# PLAT OF SURVEY

BEING A PART OF A 81.65 + - ACRES TRACT IN THE 2nd QUARTER, TOWNSHIP 2 NORTH, RANGE 9 WEST, U.S. MILITARY LANDS, LICKING TOWNSHIP, MUSKINGUM COUNTY, OHIO. ALSO BEING A PART OF THE PROPERTY OF SAM E. TROYER and KATIE B. TROYER OF OFFICIAL RECORD BOOK 2820, PAGE 73. SAID "81.65 + - ACRES TRACT" BEING SHOWN AS AUDITOR'S PARCEL #35-02-51-17-000.

## BASIS OF BEARINGS

ALL BEARINGS SHOWN HEREON ARE BASED ON A SURVEY PERFORMED BY JAMES M. MATCHETT, OHIO P.S. #7975, IN OCTOBER OF 2006. { ie THE SOUTH LINE OF THE ABOVE DESCRIBED "81.65 ACRES TRACT" AS BEING S 88° 41' 44" W. } 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- LICKING 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:

**MOSSY OAK**

JOB # K201856P1

S/W Corner of David R. and Jennifer Hanby Property { 1.99 + - Acres Parcel }

S/E Corner of David R. and Jennifer Hanby Property { 1.99 + - Acres Parcel }

## 66.64 ACRES

SAM E. TROYER and KATIE B. TROYER  
O.R. 2820, PAGE 73 {part}  
AUDITOR'S PARCEL #35-02-51-17-000 {part}

BILL W. & VALERIE BYLER ( 227.282 acres ) O.R. 2461, PAGE 679

APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

Date: 12/19/18 Fee Paid

- NOTES:
- 1- THIS PLAT IS A DERIVATIVE OF A FIELD SURVEY PERFORMED BY OR UNDER THE DIRECT SUPERVISION OF WAYNE A. KNISLEY, OHIO P.S. #7231, ON DECEMBER 28, 2018.
  - 2- THIS PROPERTY IS SUBJECT TO ALL LEGAL HIGHWAYS, LEGAL RESTRICTIONS AND EASEMENTS OF RECORD.
  - 3- ALL DISTANCES ARE MEASURED UNLESS OTHERWISE SHOWN.

EXISTING 5/8" IRON PIPE MARKING  
THE N/E CORNER OF LOT 20 and  
THE NW CORNER OF LOT 21 OF  
THE VALLI-VUE HEIGHTS No. 2  
SUBDIVISION OF PLAT  
BOOK 14, PAGE 11

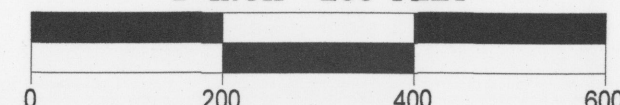
## LEGEND

- ⊕ IRON PIN SET = 5/8" BY 30" STEEL ROD WITH PLASTIC ID. CAP MARKED "KNISLEY 7231"
- EXISTING 5/8" STEEL REBAR, NO ID.
- ⊙ EXISTING 3/4" STEEL PIPE, NO ID.
- ⦿ EXISTING 1/2" STEEL REBAR, NO ID.
- EXISTING 5/8" STEEL ROD WITH PLASTIC ID. CAP MARKED "MATCHETT #7975"
- ⊠ LARGE ROCK WITH A CHISELED "X"
- △ EXISTING P.K. NAIL
- UNMARKED POINT

## CURVE TABLE

Id	Delta	Radius	Arc Length	Chord	Ch Bearing
C1	09°08'06"	954.93'	152.25'	152.09'	S 55°47'26" E
C2	06°10'59"	1909.86'	206.10'	206.00'	S 57°16'00" E
C3	19°46'32"	1909.86'	659.19'	655.92'	N 34°16'13" W

GRAPHIC SCALE  
1" INCH = 200' FEET



OFFICE COPY  
NOT RECORDABLE

WAYNE A. KNISLEY  
OHIO P.S. #7231  
3284 TOWNSHIP ROAD 121 NW  
SOMERSET, OHIO 43783  
Ph: (740) 743-2201, Cell: (740) 605-0002  
DATE: DECEMBER 28, 2018

FOR MORE PARTICULAR INFORMATION  
CONCERNING FLOOD HAZARD AREAS  
FOR THIS PARCEL SEE FLOOD HAZARD  
MAP #39119C0135G  
EFFECTIVE DATE: 7-06-2010