

DEED DESCRIPTION

66.64 ACRES

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 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 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 AND BEING THE **PRINCIPAL PLACE OF BEGINNING** OF THIS, SUBJECT, "66.64 ACRES PARCEL" TO BE DESCRIBED;

THENCE S 88° 41' 44" W 1613.94 FEET, IN THE NORTH BOUNDARY OF SAID "**BYLER**" PROPERTY, TO AN EXISTING IRON PIN THE EAST BOUNDARY OF THE PROPERTY OF **JOEL S. and NANCY S. WILLIAMS** OF OFFICIAL RECORD BOOK 1899, PAGE 32;

THENCE, LEAVING SAID "**BYLER**" PROPERTY, N 0° 34' 46" W 1035.84 FEET TO AN EXISTING IRON PIN IN THE NORTHEAST CORNER OF SAID "**WILLIAMS**" PROPERTY AND THE SOUTHEAST CORNER OF THE PROPERTY OF **ANNA BELLE TURNER** OF OFFICIAL RECORD BOOK 1654, PAGE 814;

THENCE, LEAVING SAID "**WILLIAMS**" PROPERTY, N 0° 10' 53" E 257.73 FEET, IN SAID "**TURNER**" BOUNDARY, TO AN EXISTING IRON PIN IN THE SOUTHWEST CORNER OF THE PROPERTY OF **JACK E. and GLORIA L. DICKERSON** OF DEED BOOK 617, PAGE 102;

THENCE, LEAVING SAID "**TURNER**" PROPERTY, N 89° 41' 41" E 300.00 FEET TO A POINT IN THE SOUTHEAST CORNER OF SAID "**DICKERSON**" PROPERTY [SAID "POINT" BEARS S 27° 26' 33" E 0.48 FEET FROM AN EXISTING LARGE ROCK WITH A CHISELED "X"];

THENCE N 0° 18' 19" W 726.00 FEET TO A POINT IN THE NORTHEAST CORNER OF SAID "**DICKERSON**" PROPERTY [SAID "POINT" BEARS N 79° 47' 58" E 1.18 FEET FROM AN EXISTING IRON PIN];

THENCE S 89° 41' 41" W 300.00 FEET TO AN EXISTING IRON PIN IN THE NORTHWEST CORNER OF SAID "**DICKERSON**" PROPERTY AND IN THE EAST BOUNDARY OF THE AFORESAID "**TURNER**" PROPERTY;

THENCE, LEAVING SAID "**DICKERSON**" PROPERTY, N 0° 18' 19" W 240.62 FEET, IN THE EAST BOUNDARY OF SAID "**TURNER**" PROPERTY, TO A POINT IN, ASPHALT SURFACED, **COUNTY ROAD #405** [A.K.A. **O'BANNON ROAD**];

THENCE, LEAVING SAID "**TURNER**" PROPERTY AND "**COUNTY ROAD #405**", S 87° 22' 37" E 866.09 FEET TO AN EXISTING IRON PIN IN THE NORTHWEST CORNER OF THE PROPERTY OF **DAVID R. and JENNIFER HANBY** OF OFFICIAL RECORD BOOK 1103, PAGE 474, PASSING IRON PINS SET AT 30.00 FEET, 257.63 FEET, 483.11 FEET AND 752.25 FEET;

THENCE S 50° 14' 04" E 371.12 FEET TO AN EXISTING IRON PIN IN THE SOUTHWEST

CORNER OF SAID "HANBY" PROPERTY;

THENCE, LEAVING SAID "HANBY" PROPERTY, S 42° 36' 20" W 449.00 FEET TO AN IRON PIN SET;

THENCE S 49° 21' 30" E 243.33 FEET TO AN IRON PIN SET;

THENCE N 59° 49' 50" E 308.33 FEET TO AN EXISTING IRON PIN IN THE NORTHWEST CORNER OF THE PROPERTY OF JACK W. CAMPBELL, Sr. and CYNTHIA D. CAMPBELL OF OFFICIAL RECORD BOOK 1152, PAGE 872;

THENCE S 45° 37' 10" E 365.71 FEET, IN SAID "CAMPBELL" WEST BOUNDARY, TO AN EXISTING IRON PIN;

THENCE S 31° 11' 10" E 68.20 FEET TO AN EXISTING IRON PIN IN THE SOUTHWEST CORNER OF SAID "CAMPBELL" PROPERTY AND IN THE WEST BOUNDARY OF THE PROPERTY OF JAMES B. SCEURMAN OF OFFICIAL RECORD BOOK 1892, PAGE 641;

THENCE S 1° 29' 50" E 1298.66 FEET TO AN "EXISTING IRON PIN" AND THE "PRINCIPAL PLACE OF BEGINNING" OF THIS, SUBJECT, "66.64 ACRES PARCEL", PASSING EXISTING IRON PINS AT 426.95 FEET [THE SOUTHWEST CORNER OF SAID "SCEURMAN" PROPERTY AND THE NORTHWEST CORNER OF THE PROPERTY OF ALBERT C. STONE OF OFFICIAL RECORD BOOK 2344, PAGE 816], AT 693.94 FEET [THE SOUTHWEST CORNER OF SAID "STONE" PROPERTY AND THE NORTHWEST CORNER OF THE PROPERTY OF JOSHUA E. SIMS, et al. OF OFFICIAL RECORD BOOK 2434, PAGE 381] AND AT 941.00 FEET [THE SOUTHWEST CORNER OF SAID "SIMS, et al." PROPERTY AND THE NORTHWEST CORNER OF THE PROPERTY OF JEFFERY M. and KATHLEEN J. BYERS OF OFFICIAL RECORD BOOK 2126, PAGE 596].

THE PARCEL AS DESCRIBED CONTAINS 66.64 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, ALL RESTRICTIONS AND ALL EASEMENTS OF RECORD. SEE DEED BOOK 617, PAGE 102 FOR AN EXISTING, 50 FEET WIDE, RIGHT OF WAY FOR INGRESS AND EGRESS TO THE PROPERTY CURRENTLY OWNED BY JACK E. and GLORIA L. DICKERSON.

THE ABOVE DESCRIBED "66.64 ACRES PARCEL" IS SUBJECT TO THE ENJOYMENT OF THE FOLLOWING, 50.00 FEET WIDE, ACCESS EASEMENT.

ACCESS EASEMENT { PROPOSED }

50.00 FEET WIDE

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 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 OF THE MUSKINGUM COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN, ASPHALT SURFACED, STATE ROUTE #586 [A.K.A. BLACK RUN ROAD] WHICH BEARS N 54° 27' 44" W 19.14 FEET FROM A POINT IN "STATE ROUTE # 586" AND IN THE NORTHEAST CORNER OF THE PROPERTY OF DAVID R. and JENNIFER HANBY OF OFFICIAL RECORD BOOK 1103, PAGE 474 { SAID "BEGINNING POINT" ALSO BEARS N 9° 57' 16" W 4103.24 FEET FROM AN EXISTING IRON PIN IN THE NORTHEAST CORNER OF LOT 20, ALSO BEING THE NORTHWEST CORNER OF LOT 21, IN THE VALLI-VUE HEIGHTS No. 2 SUBDIVISION OF PLAT BOOK 14, PAGE 11 OF THE MUSKINGUM COUNTY RECORDER };

THENCE, FROM SAID "BEGINNING POINT", LEAVING "STATE ROUTE #586", THE FOLLOWING TWO [2] COURSES ARE TO POINTS IN THE ,APPROXIMATE, CENTER OF AN EXISTING, GRAVEL SURFACED, DRIVEWAY;

[THE BOUNDARY OF THE FOLLOWING, PROPOSED, 50.00 FEET WIDE, "ACCESS EASEMENT" TO BE DESCRIBED WILL BE 32.00 FEET RIGHT OF AND 18.00 FEET LEFT OF AND PERPENDICULAR TO THE FOLLOWING TWO { 2 } COURSE CENTER-LINE]

COURSE #1 = S 48° 35' 00" W 189.90 FEET;

COURSE #2 = S 15° 38' 00" W 66.04 FEET TO A POINT AND THE TERMINUS OF THIS, PROPOSED, "ACCESS EASEMENT" [SAID "TERMINUS POINT" BEARS S 87° 22' 37" E 49.68 FEET FROM A REFERENCE IRON PIN SET AND ALSO BEARS N 87°22' 37" W 64.16 FEET FROM AN EXISTING IRON PIN IN THE NORTHWEST CORNER OF THE AFORESAID "HANBY" PROPERTY].

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 THE AFORESAID "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.

DESCRIPTION

APPROVED

By: 1/1/8/2019

A & E

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NOT RECORDABLE

WAYNE A. KNISLEY

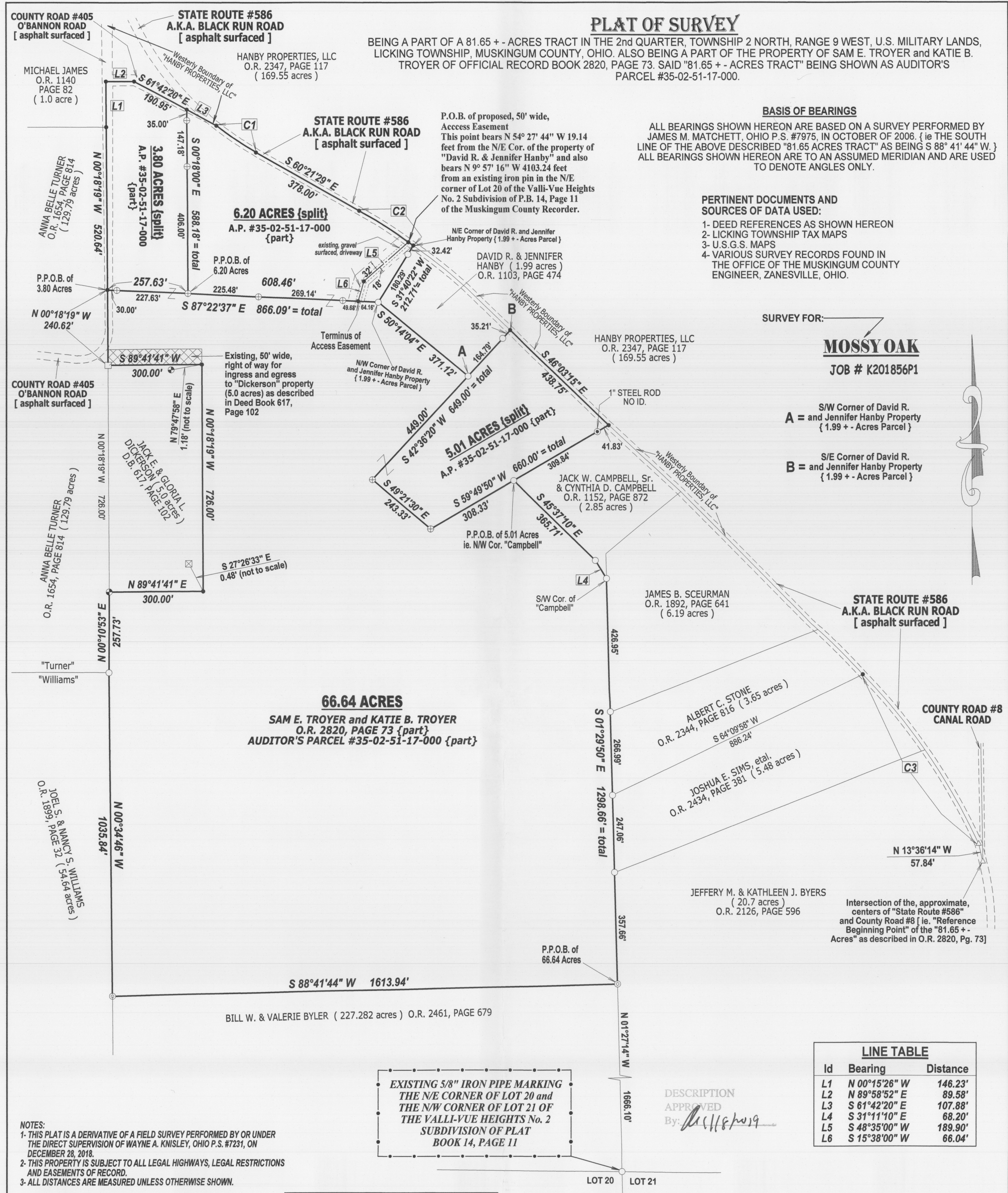
OHIO P. S. #7231

3284 TOWNSHIP ROAD 121 NW

SOMERSET, OHIO 43783

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

DATE: DECEMBER 28, 2018



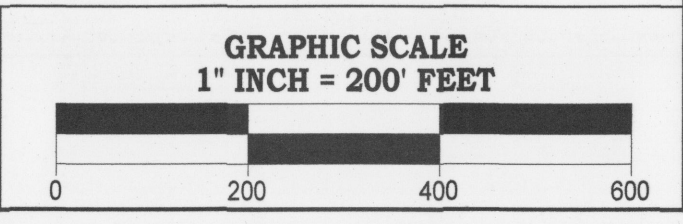
NOTES:
1- THIS PLAT IS A DERIVATIVE OF A FIELD SURVEY PERFORMED BY OR UNDER THE DIRECT SUPERVISION OF WAYNE A. KNISLEY, OHIO P.S. #7231, ON DECEMBER 28, 2018.
2- THIS PROPERTY IS SUBJECT TO ALL LEGAL HIGHWAYS, LEGAL RESTRICTIONS AND EASEMENTS OF RECORD.
3- ALL DISTANCES ARE MEASURED UNLESS OTHERWISE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

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

DESCRIPTION APPROVED By: *[Signature]*

LINE TABLE		
Id	Bearing	Distance
L1	N 00°15'26" W	146.23'
L2	N 89°58'52" E	89.58'
L3	S 61°42'20" E	107.88'
L4	S 31°11'10" E	68.20'
L5	S 48°35'00" W	189.90'
L6	S 15°38'00" W	66.04'

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



OFFICE COPY
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

- 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

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