

DEED DESCRIPTION
6.20 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 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;

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 N 0° 18' 19" W 966.62 FEET, IN THE EAST BOUNDARY OF SAID "**TURNER**" PROPERTY, TO A POINT IN, ASPHALT SURFACED, **COUNTY ROAD #405** [A.K.A. **O'BANNON ROAD**], **PASSING** AN EXISTING IRON PIN IN THE NORTHWEST CORNER OF SAID "**DICKERSON**" PROPERTY AT 726.00 FEET;

THENCE, **LEAVING** SAID "**TURNER**" PROPERTY AND "**COUNTY ROAD #405**", S 87° 22' 37" E 257.63 FEET TO AN IRON PIN SET AND THE **PRINCIPAL PLACE OF BEGINNING** OF THIS 6.20 ACRES PARCEL TO BE DESCRIBED, **PASSING** AN IRON PIN SET AT 30.00 FEET;

THENCE, FROM SAID "**PRINCIPAL PLACE OF BEGINNING**", N 0° 18' 00" W 588.18 FEET TO A POINT IN "**COUNTY ROAD #405**" AND IN THE BOUNDARY OF THE PROPERTY OF **HANBY PROPERTIES, LLC** OF OFFICIAL RECORD BOOK 2347, PAGE 117, **PASSING** IRON PINS SET AT 406.00 FEET AND 553.18 FEET;

THENCE S 61° 42' 20" E 107.88 FEET, ALONG SAID "**HANBY PROPERTIES, LLC**" BOUNDARY, TO A POINT IN THE, APPROXIMATE, CENTER-LINE OF, ASPHALT SURFACED, **STATE ROUTE #586** [A.K.A. **BLACK RUN ROAD**];

THENCE THE FOLLOWING THREE [3] COURSES ARE TO **POINTS** IN THE, APPROXIMATE, CENTER-LINE OF "**STATE ROUTE #586**" AND SAID "**HANBY PROPERTIES, LLC**" BOUNDARY:

COURSE #1 = 152.25 FEET ON A CURVE TO THE LEFT, WITH A RADIUS OF 954.93 FEET, WITH A DELTA OF 9° 08' 06" AND WITH A CHORD OF WHICH BEARS

S 55° 47' 26" E 152.09 FEET;

COURSE #2 = S 60° 21' 29" E 378.00 FEET;

COURSE #3 = 206.10 FEET ON A CURVE TO THE RIGHT, WITH A RADIUS OF 1909.86 FEET, WITH A DELTA OF 6° 10' 59" AND WITH A CHORD OF WHICH BEARS S 57° 16' 00" E 206.00 FEET TO A POINT IN THE NORTHEAST CORNER OF THE PROPERTY OF DAVID R. and JENNIFER HANBY OF OFFICIAL RECORD BOOK 1103, PAGE 474;

THENCE, LEAVING "STATE ROUTE #586" AND SAID "HANBY PROPERTIES, LLC" PROPERTY, S 31° 40' 22" W 212.71 FEET TO AN EXISTING IRON PIN IN THE NORTHWEST CORNER OF SAID "DAVID R. and JENNIFER HANBY" PROPERTY, PASSING AN EXISTING IRON PIN AT 32.42 FEET;

THENCE, LEAVING SAID "DAVID R. and JENNIFER HANBY" PROPERTY, N 87° 22' 37" W 608.46 FEET TO AN "IRON PIN SET" AND THE "PRINCIPAL PLACE OF BEGINNING" OF THIS, SUBJECT, "6.20 ACRES PARCEL", PASSING IRON PINS SET AT 113.84 FEET AND 382.98 FEET.

THE PARCEL AS DESCRIBED CONTAINS 6.20 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, ALL RESTRICTIONS AND ALL EASEMENTS OF RECORD.

THE ABOVE DESCRIBED "6.20 ACRES PARCEL" IS SUBJECT TO THE FOLLOWING, 50.00 FEET WIDE, ACCESS EASEMENT AND IS TO BE USED FOR INGRESS AND EGRESS ONLY TO A CERTAIN 66.64 ACRES PARCEL.

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, 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 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 ORIGINAL 81.65 ACRES +- PARCEL AS
BEING S 88° 41' 44" W. 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.**

**OFFICE COPY
NOT RECORDABLE**

A & E
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

1/22/19
Date Fee Paid

DESCRIPTION

APPROVED

By: 1/18/19

COUNTY ROAD #405
O'BANNON ROAD
[asphalt surfaced]

STATE ROUTE #586
A.K.A. BLACK RUN ROAD
[asphalt surfaced]

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 }

STATE ROUTE #586
A.K.A. BLACK RUN ROAD
[asphalt surfaced]

COUNTY ROAD #8
CANAL ROAD

Intersection of the approximate centers of "State Route #586" and County Road #8 [ie. "Reference Beginning Point" of the "81.65 + - Acres" as described in O.R. 2820, Pg. 73]

DESCRIPTION

APPROVED

By: *[Signature]*

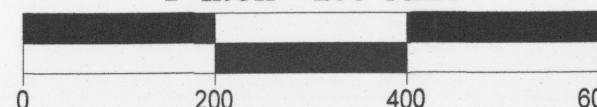
LINE TABLE

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

GRAPHIC SCALE
1" INCH = 200' FEET



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

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

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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

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
Date: *[Signature]*
Fee Paid

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

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

- 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.

MICHAEL JAMES
O.R. 1140
PAGE 82
(1.0 acre)

ANNA BELLE TURNER
O.R. 1654, PAGE 814
(129.79 acres)

P.P.O.B. of
3.80 Acres

COUNTY ROAD #405
O'BANNON ROAD
[asphalt surfaced]

ANNA BELLE TURNER
O.R. 1654, PAGE 814
(129.79 acres)

JOEL S. & NANCY S. WILLIAMS
O.R. 1899, PAGE 32
(54.64 acres)

HANBY PROPERTIES, LLC
O.R. 2347, PAGE 117
(169.55 acres)

STATE ROUTE #586
A.K.A. BLACK RUN ROAD
[asphalt surfaced]

6.20 ACRES {split}
A.P. #35-02-51-17-000
{part}

P.O.B. of proposed, 50' wide,
Access Easement
This point bears N 54° 27' 44" W 19.14
feet from the N/E Cor. of the property of
"David R. & Jennifer Hanby" and also
bears N 9° 57' 16" W 4103.24 feet
from an existing iron pin in the N/E
corner of Lot 20 of the Valli-Vue Heights
No. 2 Subdivision of P.B. 14, Page 11
of the Muskingum County Recorder.

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

DAVID R. & JENNIFER
HANBY (1.99 acres)
O.R. 1103, PAGE 474

Terminus of
Access Easement

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

HANBY PROPERTIES, LLC
O.R. 2347, PAGE 117
(169.55 acres)

1" STEEL ROD
NO ID.

JACK W. CAMPBELL, Sr.
& CYNTHIA D. CAMPBELL
O.R. 1152, PAGE 872
(2.85 acres)

P.P.O.B. of 5.01 Acres
ie. N/W Cor. "Campbell"

JAMES B. SCEURMAN
O.R. 1892, PAGE 641
(6.19 acres)

ALBERT C. STONE
O.R. 2344, PAGE 816 (3.65 acres)

JOSHUA E. SIMS et al.
O.R. 2434, PAGE 381 (5.48 acres)

JEFFERY M. & KATHLEEN J. BYERS
(20.7 acres)
O.R. 2126, PAGE 596

P.P.O.B. of
66.64 Acres

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}

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
Date: *[Signature]*
Fee Paid