

DEED DESCRIPTION  
3.80 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 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] AND THE **PRINCIPAL PLACE OF BEGINNING** OF THIS, SUBJECT, "3.80 ACRES PARCEL" TO BE DESCRIBED, PASSING AN EXISTING IRON PIN IN THE NORTHWEST CORNER OF SAID "DICKERSON" PROPERTY AT 726.00 FEET;

THENCE, FROM SAID "PRINCIPAL PLACE OF BEGINNING", N 0° 18' 19" W 520.64 FEET, IN SAID "TURNER" BOUNDARY AND ALONG "COUNTY ROAD #405", TO A POINT IN THE SOUTHEAST CORNER OF THE PROPERTY OF MICHAEL JAMES OF OFFICIAL RECORD BOOK 1140, PAGE 82;

THENCE N 0° 15' 26" W 146.23 FEET, IN SAID "JAMES" BOUNDARY AND ALONG "COUNTY ROAD #405", TO A POINT;

THENCE, LEAVING SAID "JAMES" PROPERTY, N 89° 58' 52" E 89.58 FEET, ALONG "COUNTY ROAD #405" AND IN THE BOUNDARY OF THE PROPERTY OF HANBY PROPERTIES, LLC OF OFFICIAL RECORD BOOK 2347, PAGE 117, TO A POINT;

THENCE S 61° 42' 20" E 190.95 FEET, ALONG "COUNTY ROAD #405" AND SAID "HANBY PROPERTIES, LLC" BOUNDARY, TO A POINT;

THENCE, LEAVING "COUNTY ROAD #405" AND SAID "HANBY PROPERTIES, LLC" PROPERTY, S 0° 18' 00" E 588.18 FEET TO AN IRON PIN SET, PASSING IRON PINS SET AT 35.00 FEET AND 182.18 FEET;

THENCE N 87° 22' 37" W 257.63 FEET TO A "POINT" IN "COUNTY ROAD #405" AND THE "PRINCIPAL PLACE OF BEGINNING" OF THIS, SUBJECT, "3.80 ACRES PARCEL", PASSING AN IRON PIN SET AT 227.63 FEET.

THE PARCEL AS DESCRIBED CONTAINS 3.80 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 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.

**OFFICE COPY**  
**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

**APPROVED**  
**MUSKINGUM COUNTY**  
**PLANNING COMMISSION DIRECTOR**

Date

Fee Paid

**DESCRIPTION**

**APPROVED**

By: 1/18/2019



# 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}

APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

Date Fee Paid

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

## 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.

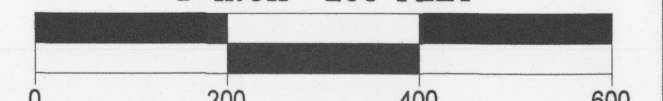
## LEGEND

- ⊕ 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



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

**A & E**  
**OFFICE COPY**  
**WAYNE A. KNISLEY**  
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SOMERSET, OHIO 43783  
Ph: (740) 743-2201 Cell: (740) 605-0002  
DATE: DECEMBER 28, 2018