

35-02-51-17-004 A

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 (MARKING THE SOUTHEAST CORNER OF SAID "WILLIAMS" PROPERTY AND THE SOUTHWEST CORNER OF THE PROPERTY OF MICHAEL L. BARNHART, Jr. and LINNETTE M. BARNHART OF OFFICIAL RECORD BOOK 2833, PAGE 292), 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 9° 09' 04" E 1648.70 FEET** TO AN "IRON PIN SET" AND THE "PRINCIPAL PLACE OF BEGINNING" OF THIS, SUBJECT, "45.00 ACRES PARCEL".

THE PARCEL AS DESCRIBED CONTAINS **45.00 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, 50.00 FEET WIDE, RIGHT OF WAY FOR INGRESS AND EGRESS TO THE PROPERTY CURRENTLY OWNED BY JACK E. and GLORIA L. DICKERSON.

THE ABOVE DESCRIBED "45.00 ACRES PARCEL" IS SUBJECT TO THE ENJOYMENT OF AN EXISTING, 50.00 FEET WIDE, ACCESS EASEMENT AS DESCRIBED IN OFFICIAL RECORD BOOK 2833, PAGE 292 OF THE MUSKINGUM COUNTY RECORDER.

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 IS 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 APRIL 8, 2020.

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: 20-11-2020

**OFFICE COPY**  
**NOT RECORDABLE**

WAYNE A. KNISLEY

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DATE: APRIL 8, 2020

