

35-02-SH17-004C

PLAT OF SURVEY

BEING A PART OF AN ORIGINAL 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 (i.e. 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 # K201856P2

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

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

P.O.B. of existing, 50' wide, Access Easement (see O.R. 2833, Pg. 292) This point bears N 54° 27' 44" W 19.14 feet from the NE 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 NE corner of Lot 20 of the Vail-Vue Heights No. 2 Subdivision of P.B. 14, Page 11 of the Muskingum County Recorder.

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

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

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

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

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

WILLIAM E. WILLIAMS, III & AMISTA D. WILLIAMS O.R. 2852 PAGE 607 (3.80 acres)

MICHAEL L. BARNHART, JR. & LINNETTE W. BARNHART O.R. 2833, PAGE 292 (6.20 acres)

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

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

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

JACK E. & GLORIA L. DICKERSON (5.0 acres) D.B. 617, PAGE 102

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

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

45.00 Acres

26.65 Acres

N 09°09'04" W 1648.70' S 09°09'04" E 1648.70'

S 01°29'50" E 1298.66' = total

ALBERT C. STONE O.R. 2344, PAGE 616 (3.65 acres) S 64°09'58" W 886.24'

RYAN D. SHoup O.R. 2654, PAGE 186 (5.46 acres) S 64°09'58" W 886.24'

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

COUNTY ROAD #8 CANAL ROAD

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

"Turner" Williams"

N 00°34'46" W 1035.84'

S 88°41'44" W 1094.19'

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

P.P.O.B. of 45.00 Acres

S 88°41'44" W 519.75'

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

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

DESCRIPTION APPROVED BY: *fa sh*

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'		

EXISTING 5/8" IRON PIPE MARKING THE NE CORNER OF LOT 20 and THE NW CORNER OF LOT 21 OF THE VAIL-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 APRIL 8, 2020.
 - 2- THIS PROPERTY IS SUBJECT TO ALL LEGAL HIGHWAYS, LEGAL RESTRICTIONS AND EASEMENTS OF RECORD.
 - 3- ALL DISTANCES ARE MEASURED UNLESS OTHERWISE SHOWN.



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NOT RECORDED

WAYNE A. KNISLEY
OHIO P.S. #7231
3284 TOWNSHIP ROAD 121 NW
SOMERSET, OHIO 43783
Ph: (740) 743-2201 Cell: (740) 605-0002
DATE: APRIL 8, 2020

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 1" STEEL ROD, 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 #39119C0135C
EFFECTIVE DATE: 7 - 06 - 2010

GRAPHIC SCALE
1" INCH = 200' FEET

