

DEED DESCRIPTION

0.131 ACRE {or 5,706.36 sq. ft.}

WILLIAMS MANAGEMENT GROUP, INC., PROPERTY {part}

LOT 31 {part}

AUDITOR'S PARCEL # 44-38-02-31-000 {part}

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION #19, TOWNSHIP 2 NORTH, RANGE 8 WEST, UNITED STATES MILITARY LANDS, MUSKINGUM TOWNSHIP, MUSKINGUM COUNTY, OHIO [ALSO BEING A PART OF THE WILLIAMS MANAGEMENT GROUP, INC., PROPERTY OF OFFICIAL RECORD BOOK 1563, PAGE 816 AND BEING A PART OF LOT 31 IN THE GREEN AT VISTA SUBDIVISION, PHASE 1, OF PLAT BOOK 17, PAGE 104 thru 107 OF THE MUSKINGUM COUNTY RECORDER. ALSO BEING A PART OF AUDITOR'S PARCEL # 44-38-02-31-000] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[ THE FOLLOWING 0.131 ACRE PARCEL TO BE DESCRIBED IS BOUNDED ON THE NORTH and EAST BY THE AFORESAID "WILLIAMS MANAGEMENT GROUP, INC.," PROPERTY, BOUNDED ON THE SOUTH BY THE NORTH LINE OF, 50.00 FEET WIDE, BEN'S PLACE AND IS BOUNDED ON THE WEST BY THE NEAL R. ALTLAND PROPERTY {LOT 32} OF OFFICIAL RECORD BOOK 1581, PAGE 668, ALL OF THE MUSKINGUM COUNTY RECORDER ]

**BEGINNING** AT AN IRON PIN SET MARKING THE SOUTHEAST CORNER OF "LOT 31" [ALSO BEING THE SOUTHWEST CORNER OF LOT 30];

THENCE THE FOLLOWING TWO [2] COURSES ARE IN THE SOUTH LINE OF LOT 31 AND IN THE NORTH LINE OF, 50.00 FEET WIDE, "BEN'S PLACE":

**COURSE #1** = 35.71 FEET ON A CURVE TO THE LEFT, WITH A RADIUS OF 225.00 FEET AND WITH A CHORD OF WHICH BEARS S 68° 43' 43" W 35.67 FEET TO AN EXISTING IRON PIN;

**COURSE #2** = S 64° 10' 51" W 45.19 FEET TO AN EXISTING IRON PIN MARKING THE SOUTHWEST CORNER OF LOT 31 [ALSO BEING THE SOUTHEAST CORNER OF LOT 32 ie. THE SOUTHEAST CORNER OF THE AFORESAID "ALTLAND" PROPERTY];

THENCE, LEAVING SAID "BEN'S PLACE", THE FOLLOWING **TWO** COURSES ARE IN THE EAST BOUNDARY OF SAID "ALTLAND" PROPERTY, COURSE # 1 = N 25° 49' 09" W 61.10 FEET, IN THE WEST LINE OF LOT 31, TO AN EXISTING IRON PIN;

**COURSE # 2** = N 2° 29' 29" E 27.31 FEET TO AN EXISTING IRON PIN { A COMMON LOT CORNER, BEING NORTHWEST CORNER OF LOT # 31, THE NORTHEAST CORNER OF LOT 32 AND THE SOUTHEAST CORNER OF LOT # 22 } IN THE SOUTHEAST CORNER OF THE AFORESAID "KING" PROPERTY;

THENCE, LEAVING SAID "LOT 32" and "LOT 33", S 87° 30' 31" E 86.74 FEET TO AN IRON PIN SET IN THE EAST LINE OF LOT 31 [ ALSO BEING IN THE WEST LINE OF LOT # 30 ];

THENCE S 15° 27' 00" E 47.61 FEET, IN THE EAST LINE OF LOT 31 [ALSO BEING THE WEST LINE OF LOT 30], TO AN "IRON PIN SET" AND THE PLACE OF BEGINNING OF THIS 0.131 ACRE PARCEL.

THE PARCEL AS DESCRIBED CONTAINS 0.131 ACRE or 5,706.36 sq. ft., MORE OR LESS, SUBJECT TO ALL RULES AND REGULATIONS, ZONING ORDINANCES, ALL RIGHT OF WAYS, ALL EASEMENTS AND CONDITIONS AND RESTRICTIONS OF RECORD.

THE ABOVE DESCRIBED 0.131 ACRE PARCEL IS TO BE USED AS AN ADD-ON TO THE "NEAL R. ATLANT" PROPERTY {LOT 32} OF OFFICIAL RECORD BOOK 1581, PAGE 668 AND IS NOT TO BE USED AS A SEPARATE BUILDING SITE OR TRANSFERRED AS AN INDEPENDENT PARCEL IN THE FUTURE WITHOUT PLANNING COMMISSION APPROVAL IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS. SAID PARCEL IS TO BE COMBINED TO AUDITOR'S PARCEL NUMBER 44-38-02-32-000.

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE HALF SECTION LINE OF SECTION #19 [AS ESTABLISHED BY ADR & ASSOCIATES, LTD. AND SHOWN ON THE PLAT OF "THE GREEN AT VISTA SUBDIVISION", PHASE 1] AS BEING S 87° 30' 31" E, ALL BEARINGS DESCRIBED HEREIN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

ALL IRON PINS SET ARE 5/8 INCH BY 30 INCH STEEL ROD WITH PLASTIC IDENTIFICATION CAPS MARKED KNISLEY 7231.

THE ABOVE DESCRIPTION IS BASED ON A FIELD SURVEY MADE BY A & E SURVEYING ON MAY 3, 2010.



A & E SURVEYING  
P. O. BOX 420  
SOMERSET, OHIO 43783

PHONE: (770) 743-4201 FAX: 743-2498

WAYNE A. KNISLEY  
OHIO P. S. # 7231  
DATE: MAY 3, 2010

APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

5/25/10  
Date Fee Paid

DESCRIPTION  
APPROVED  
By: [Signature] 5/25/2010

NOT RECORDED  
OFFICE COPY

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

Date 5/25/10 Fee Paid \_\_\_\_\_

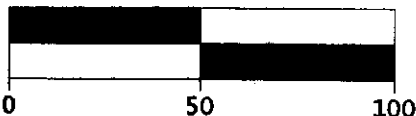
Approved for Transfer  
 No On-Lot Sewage  
 Zanesville-Muskingum Co.  
 Health Department



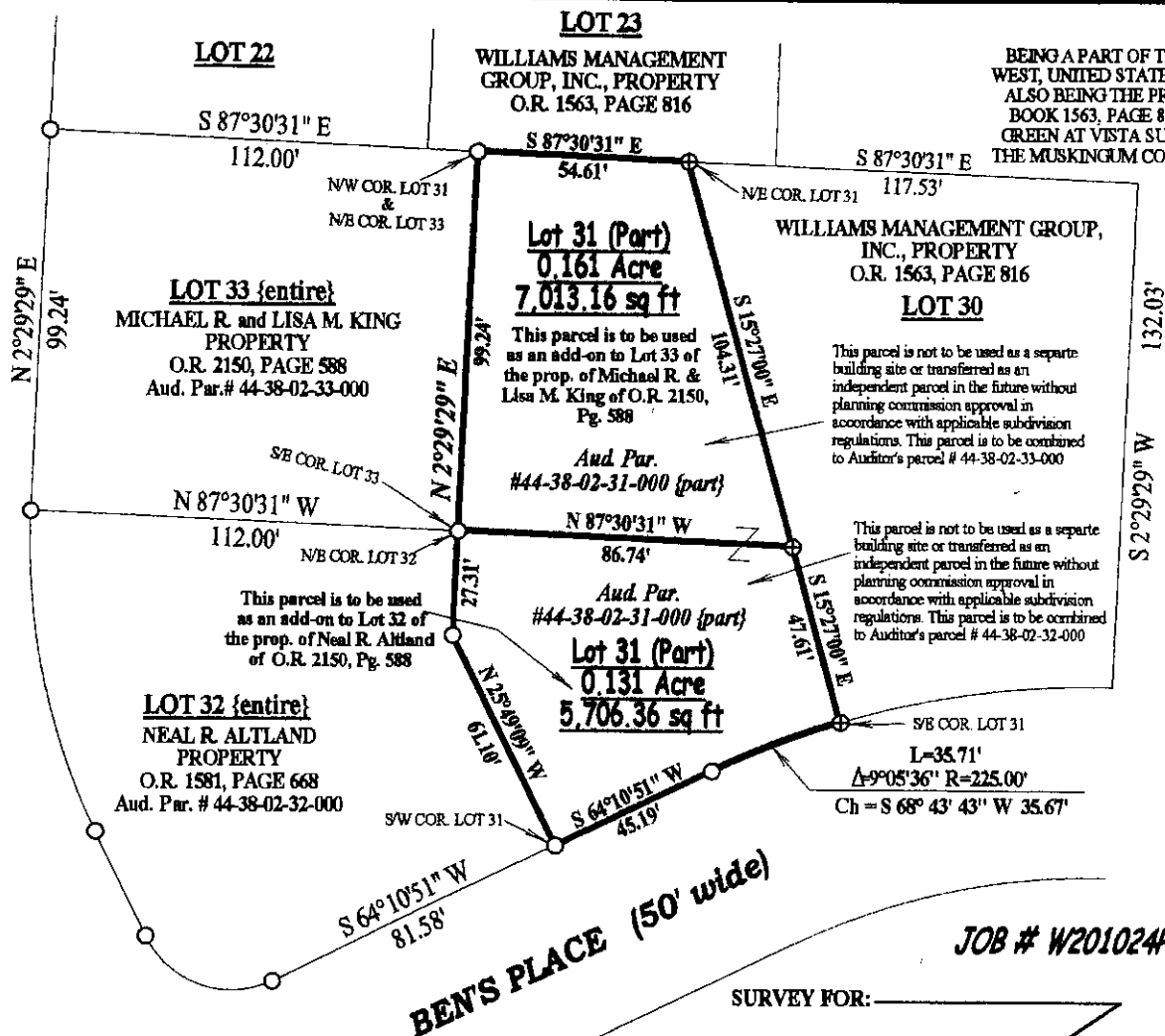
NOTE:  
 THIS PROPERTY IS SUBJECT TO ANY AND ALL  
 EASEMENTS, RIGHTS OF WAY, CONDITIONS  
 AND RESTRICTIONS OF RECORD, ALL LEGAL  
 HIGHWAYS, ZONING ORDINANCES, RULES  
 AND REGULATIONS.

NOTES:  
 1- This plot is a derivative of a field survey made by  
 A & E Surveying as of the date shown.  
 2- All distances are measured unless otherwise shown.

Graphic Scale  
 1" Inch = 50' Feet



**JACK'S FAIRWAY (50' wide)**



**PLAT OF SURVEY**

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION #19, TOWNSHIP 2 NORTH, RANGE 8 WEST, UNITED STATES MILITARY LANDS, MUSKINGUM TOWNSHIP, MUSKINGUM COUNTY, OHIO. ALSO BEING THE PROPERTY OF WILLIAMS MANAGEMENT GROUP, INC. OF OFFICIAL RECORD BOOK 1563, PAGE 816 OF THE MUSKINGUM COUNTY RECORDER. ALSO BEING LOT 31 IN THE GREEN AT VISTA SUBDIVISION, PHASE 1, AS DELINEATED IN PLAT BOOK 17, PAGE 104-107, OF THE MUSKINGUM COUNTY RECORDER. "LOT 31" SHOWN AS AUDITOR'S PARCEL #44-38-02-31-000

**PERTINENT DOCUMENTS AND SOURCES OF DATA USED:**

- 1- DEED REFERENCES AS SHOWN
- 2- MUSKINGUM TOWNSHIP TAX MAPS
- 3- U.S.G.S. MAPS
- 4- VARIOUS SURVEY RECORDS FOUND IN THE OFFICE OF THE MUSKINGUM COUNTY ENGINEER, ZANESVILLE, OHIO.

**Note:**

**This lot split is subject to all "Green At Vista Subdivision" rules and regulations, zoning ordinances, all right of ways, all easements and conditions and restrictions of record**

**BASIS OF BEARINGS**

ALL BEARINGS SHOWN HEREON ARE BASED ON THE HALF SECTION LINE OF SECTION #19 [AS ESTABLISHED BY ADR & ASSOCIATES, LTD. AND SHOWN ON THE PLAT OF "THE GREEN AT VISTA" (PHASE 1)] AS BEING S 87° 30' 31" E i.e. ALL BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

**LEGEND**

- ⊕ IRON PIN SET = 5/8" x 30" STEEL ROD WITH PLASTIC ID. CAP MARKED KNISLEY 7231
- EXISTING IRON PIN
- POINT { nothing set }

**A & E SURVEYING**  
 P.O. BOX 420  
 SOMERSET, OHIO 43783  
 PH: (740) 743-2244 Fax: 740-743-2198

**OFFICE COPY NOT RECORDABLE**  
 WAYNE A. KNISLEY  
 OHIO P.S. # 7231  
 DATE: MAY 3, 2010

DESCRIPTION

APPROVED  
 By: [Signature] 5/25/2010

NOTE: THE 0.161 ACRE (7,013.16 sq. ft.) PARCEL SHOWN HEREON IS TO BE USED AS AN ADD-ON TO THE "MICHAEL R. and LISA M. KING" PROPERTY.

THE 0.131 ACRE (5,706.36 sq. ft.) PARCEL SHOWN HEREON IS TO BE USED AS AN ADD-ON TO THE "NEAL R. ALTLAND" PROPERTY.