

SAR

DEED DESCRIPTION

54.786 ACRES

HARRY R. & ROY D. YODER PROPERTY [part]

AUDITOR'S PARCEL #4747060105000 [part]

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION #6, TOWNSHIP 15 NORTH, RANGE 14 WEST, NEWTON TOWNSHIP, CONGRESS LANDS, MUSKINGUM COUNTY, OHIO [ALSO BEING A PART OF A 79.597 +/- ACRES TRACT OF THE PROPERTY OF HARRY R. YODER and ROY D. YODER OF OFFICIAL RECORD BOOK 2109, PAGE 21 OF THE MUSKINGUM COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT AN EXISTING IRON PIN [5/8 INCH DIAMETER STEEL ROD] MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION #6;

THENCE S 89° 38' 49" W 875.02 FEET, IN THE SOUTH LINE OF SECTION #6, TO AN IRON PIN SET AND THE **PRINCIPAL PLACE OF BEGINNING** OF THIS 54.786 ACRES PARCEL;

[THE FOLLOWING 54.786 ACRES PARCEL TO BE DESCRIBED IS BOUNDED ON THE NORTH BY THE PROPERTY OF RALPH L. and EMMA STOTTS, TRUST OF DEED BOOK 1063, PAGE 218 AND BY THE AFORESAID "YODER" PROPERTY, BOUNDED ON THE EAST BY THE AFORESAID "YODER" PROPERTY AND BY THE PROPERTY OF CHARLES R. and MICHELLE ELSON OF OFFICIAL RECORD BOOK 2066, PAGE 352, BOUNDED ON THE SOUTH BY THE AFORESAID "YODER" PROPERTY AND BY THE PROPERTY OF JOSEPH M. and REBECCA A. MATTINGLY OF OFFICIAL RECORD BOOK 1734, PAGE 638 AND IS BOUNDED ON THE WEST BY THE PROPERTY OF DONALD E. and GARNET L. HAMPP, TRUSTEES OF OFFICIAL RECORD BOOK 1604, PAGE 413, ALL OF THE MUSKINGUM COUNTY RECORDER]

THENCE, FROM THE "**PRINCIPAL PLACE OF BEGINNING**", S 89° 38' 49" W 1834.02 FEET, IN THE SOUTH LINE OF SECTION #6, TO AN EXISTING, WOODEN, CORNER POST {THE NORTHWEST CORNER OF SAID "MATTINGLY" PROPERTY AND THE SOUTHEAST CORNER OF SAID "HAMPP" PROPERTY}, PASSING EXISTING IRON PINS {5/8 INCH DIAMETER STEEL RODS} AT 479.08 FEET {THE NORTHEAST CORNER OF SAID "MATTINGLY" PROPERTY}, 780.70 FEET AND 1527.20 FEET;

THENCE, LEAVING THE SOUTH LINE OF SECTION #6 AND SAID "MATTINGLY" PROPERTY, N 0° 18' 14" E 1319.39 FEET, IN THE EAST LINE OF SAID "HAMPP" PROPERTY, TO AN EXISTING CORNER STONE {THE SOUTHWEST CORNER OF THE AFORESAID "STOTTS" PROPERTY}, PASSING EXISTING IRON PINS {5/8 INCH DIAMETER STEEL RODS} AT 371.56 FEET, 875.41 FEET AND 999.29 FEET;

THENCE, LEAVING SAID "HAMPP" PROPERTY, N 89° 38' 49" E 902.81 FEET, IN THE SOUTH LINE OF SAID "STOTTS" PROPERTY, TO AN EXISTING IRON PIN {5/8 INCH DIAMETER STEEL ROD};

THENCE, LEAVING SAID "STOTTS" PROPERTY, S 0° 18' 00" W 320.10 FEET TO AN IRON PIN SET;

THENCE N 89° 38' 50" E 1259.25 FEET TO A POINT IN, 30' FEET WIDE, TOWNSHIP ROAD #665 [A. K. A. NUTTER ROAD], PASSING AN IRON PIN SET AT 1229.25 FEET;

THENCE THE FOLLOWING FOUR [4] COURSES ARE TO POINTS IN "TOWNSHIP ROAD #665":

COURSE #1 = 141.90 FEET ON A CURVE TO THE LEFT, WITH A RADIUS OF 630.00 FEET AND WITH A CHORD OF WHICH BEARS S 12° 12' 27" W 141.60 FEET;

COURSE #2 = S 5° 45' 18" W 420.31 FEET;

COURSE #3 = 222.96 FEET ON A CURVE TO THE LEFT, WITH A RADIUS OF 190.43 FEET AND WITH A CHORD OF WHICH BEARS S 27° 52' 21" E 210.44 FEET,

COURSE #4 = S 61° 30' 00" E 32.00 FEET [THE NORTHWEST CORNER OF A CERTAIN 0.703 ACRE TRACT OF THE PROPERTY OF CHARLES R. and MICHELLE ELSON OF OFFICIAL RECORD BOOK 2066, PAGE 352];

THENCE, LEAVING "TOWNSHIP ROAD #665" AND SAID "ELSON" PROPERTY, S 57° 53' 00" W 457.84 FEET TO AN "IRON PIN SET" IN THE "SOUTH LINE OF SECTION # 6" AND THE "PRINCIPAL PLACE OF BEGINNING" OF THIS 54.786 ACRES PARCEL, PASSING AN IRON PIN SET AT 30.00 FEET.

THE PARCEL AS DESCRIBED CONTAINS 54.786 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

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

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE EAST LINE OF SECTION #6 AS BEING S 0° 00' 00" 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 MADE BY A & E SURVEYING ON JULY 20, 2007. SEE THE PLAT ATTACHED.

THE RIGHT OF WAY WIDTH OF TOWNSHIP ROAD #665 IS 30 FEET.

A & E SURVEYING
P. O. BOX 420
SOMERSET, OHIO 43783
PH: (740) 743- 2201 FAX: 743- 2660

OFFICE COPY
NOT RECORDABLE
WAYNE A. KNISLEY
OHIO REGISTERED SURVEYOR # 7231
DATE: July 20, 2007

APPROVED FOR CLOSURE

[Signature] 8/21/2007

EXEMPT FROM
PLANNING COMMISSION

[Signature] 8/21/2007

APPROVED FOR CLOSURE
APB 5/1/007

PLANNING COMMISSION
Robert Stewart

PLAT - OF - SURVEY

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION #6, TOWNSHIP 15 NORTH,
RANGE 14 WEST, CONGRESS LANDS, NEWTON TOWNSHIP, MUSKINGUM COUNTY, OHIO.
ALSO BEING A PART OF A 79.597 ± ACRE TRACT OF THE PROPERTY OF HARRY R. YODER
and ROY D. YODER OF OFFICIAL RECORD BOOK 2109, PAGE 21 [Auditor's Parcel
4747068105000, part] OF THE MUSKINGUM COUNTY RECORDER.

PERTINENT DOCUMENTS AND SOURCES OF DATA USED:

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

1 INCH = 300 FEET

300'	300'
600'	

LEGEND

- ⊕ IRON PIN SET = 5/8" x 30" STEEL ROD WITH PLASTIC ID. CAP LABELED KNISLEY 7231
- IRON PIN FOUND = 5/8" inch dia. Steel Rod
- ☒ EXISTING CORNER STONE
- ⊕ EXISTING, WOODEN, CORNER POST
- POINT (footing set)

A & E SURVEYING
P.O. BOX 420
SOMERSET, OHIO 43783
PH: (740) 747-9200 FAX: 747-9201

OFFICE COPY
NOT RECORDED
AT THE SLE
G.O. AS. #7231
DATE: July 20, 2007

BASIS - OF - BEARINGS

ALL BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION
#6 AS BEING S 0° 00' 00" W i.e. ALL BEARINGS SHOWN ARE TO AN ASSUMED
MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

Notes:

- 1 - This plat is a derivative of a field survey made by A & E Surveying as of the date shown.
- 2 - This property is subject to all legal highways and easements of record.
- 3 - This property is not in a flood hazard area, see FIRM Flood Insurance Rate Map, Community Panels 300425 0125 C.

Ralph L. and Emma Storts, Trust --- Deed Volume 1063, Page 218
Auditor's Parcel # 47060103000 {54.19 acres +-}

N 89°38'49" E

902.8J'

Harry R. and Roy D. Yoder
Official Rec. Bk. 2109, Page 21
Auditor's Parcel # 47470601 (000000)
[79.597 acres +/- {part}]

1229.25'

N 89°38'50" E 1259.25' = Total

54.786 ----- Acres

Harry R. and Roy D. Yoder
Official Rec. Bk. 2109, Page 21
Auditor's Parcel # 4747060103000 (part)
{79.597 acres +- {part}}

SURVEY FOR:
HARRY and ROY YODER

JOB # Y200758P2

ADJACENT OWNERSHIP
Charles R. and Michele Rhoads
A= Official Record Book 2166, Page 352
Auditor's Parcel # 070601071111
0.7113 Acres

S 89°38'49" W 1834.02' = total

Joseph M. & Rebecca A. Mattingly Property -- Official Rec. Bk. 1734, Page 638
{46.23 acres} Auditor's Parcel 84747200104000

Section #6

Section #7

Harry R. and Roy D. Yoder
Official Record Book 2109, Page 21
Auditor's Parcel # 4747200103000 132.459 acres +/-

S/S" Rebar Marking
The S/E Cor. Of The
S/E Qtr. Of Section #