

DEED DESCRIPTION

1.83 ACRES

[AUDITOR'S PARCEL # 47-47-72-35-10-000, **part**]
DONALD J. and ROSEMARY UFFNER PROPERTY [**part**]

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION #35, TOWNSHIP 17 NORTH, RANGE 15 WEST, NEWTON TOWNSHIP, MUSKINGUM COUNTY, OHIO [ALSO BEING A PART OF AN ORIGINAL 20.00 ACRES PARCEL {FIRST PARCEL} OF THE PROPERTY OF DONALD J. and ROSEMARY UFFNER OF DEED BOOK 1117, PAGE 393 [AUDITOR'S PARCEL # 47-47-72-35-10-000, **part**] OF THE MUSKINGUM COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT AN EXISTING IRON PIN [$\frac{3}{4}$ " STEEL PIPE, IN GOOD CONDITION, WITH ID. CAP MARKED "VANCE" # 6553] MARKING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION #35;

THENCE S $88^{\circ} 09' 36''$ W 210.52 FEET, IN THE MID LINE OF SECTION #35 {east & west}, TO AN IRON PIN SET AND THE **PRINCIPAL PLACE OF BEGINNING** OF THIS 1.83 ACRES PARCEL TO BE DESCRIBED, PASSING AN EXISTING IRON PIN [$\frac{3}{4}$ " STEEL PIPE, IN GOOD CONDITION, WITH ID. CAP MARKED "VANCE" # 6553] AT 30.00 FEET;

[THE FOLLOWING 1.831 ACRES PARCEL TO BE DESCRIBED IS BOUNDED ON THE NORTH BY THE MID LINE OF SECTION #35 {east & west} AND BY THE PROPERTY OF WADE CAYTON OF DEED BOOK 1049, PAGE 81, BOUNDED ON THE EAST and SOUTH BY THE AFORESAID "UFFNER" PROPERTY AND IS BOUNDED ON THE WEST BY THE PROPERTY OF MARTIN L. and ANITA R. DUNLAP [34.99 + - ACRE PARCEL] OF OFFICIAL RECORD BOOK 1907, PAGE 936, ALL OF THE MUSKINGUM COUNTY RECORDER]

THENCE, FROM THE "**PRINCIPAL PLACE OF BEGINNING**" AND LEAVING THE MID LINE OF SECTION #35 {east & west}, S $3^{\circ} 11' 00''$ W 173.99 FEET TO AN IRON PIN SET, PASSING THROUGH THE SOUTH LINE OF AN EXISTING, 50.00 FEET WIDE, INGRESS and EGRESS EASEMENT, AT 50.19 FEET [SAID "EASEMENT" IS DELINEATED IN DEED BOOK 1160, PAGE 628];

THENCE S $86^{\circ} 08' 00''$ W 433.89 FEET TO AN IRON PIN SET IN THE EAST BOUNDARY OF SAID "DUNLAP" PROPERTY AND IN THE EAST LINE OF THE AFORESAID "50.00 FEET WIDE, INGRESS and EGRESS EASEMENT";

THENCE N $1^{\circ} 35' 25''$ W 188.67 FEET, IN THE EAST BOUNDARY OF SAID "DUNLAP" PROPERTY, TO AN IRON PIN SET IN THE MID LINE OF SECTION #35 {east & west} [SAID IRON PIN SET BEARS N $88^{\circ} 09' 36''$ E 50.00 FEET FROM AN EXISTING IRON PIN {5/8" DIAMETER STEEL ROD, IN GOOD CONDITION, WITH ID. CAP MARKED "CANNON" # 7224} MARKING THE NORTHEAST CORNER OF THE PROPERTY, 5.01 ACRE TRACT, OF JAMIE D. and CHERYL L. LONGWELL OF DEED BOOK 1160, PAGE 625, PASSING AN EXISTING IRON PIN, 5/8" STEEL ROD, IN GOOD CONDITION, WITH ID. CAP MARKED "CANNON" #7224, AT THE INTERSECTION OF THE EASTERLY BOUNDARY AND SOUTHERLY BOUNDARY OF THE AFORESAID 50.00 FEET WIDE, INGRESS and EGRESS EASEMENT, AT 138.67 FEET;

THENCE, LEAVING SAID "DUNLAP" PROPERTY, N $88^{\circ} 09' 36''$ E 448.03 FEET, IN THE MID LINE OF SECTION #35 {east & west}, IN THE NORTH LINE OF SAID "50.00 FEET WIDE, INGRESS and EGRESS, EASEMENT" AND IN THE SOUTH BOUNDARY OF THE AFORESAID "CAYTON" PROPERTY, TO AN "IRON PIN SET" AND THE "**PRINCIPAL PLACE OF BEGINNING**" OF THIS 1.830 ACRES PARCEL.

THE PARCEL AS DESCRIBED CONTAINS 1.830 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS OF RECORD.

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE MID LINE OF SECTION #35 {east & west} AS BEING N 88° 09' 36" E i.e. 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 OCTOBER 17, 2007. SEE THE PLAT ATTACHED.

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

THE ABOVE DESCRIBED "1.830 ACRE PARCEL" HAS NO PUBLIC ROAD FRONTAGE AND IS TO BE USED AS AN ADD - ON TO THE PROPERTY OF MARTIN L. and ANITA R. DUNLAP OF OFFICIAL RECORD BOOK 1907, PAGE 936.

SAID "1.830 ACRE PARCEL" IS SUBJECT TO A CERTAIN, 50.00 FEET WIDE, INGRESS and EGRESS EASEMENT AS DELINEATED IN DEED BOOK 1160, PAGE 628 OF THE MUSKINGUM COUNTY RECORDER.

A & E SURVEYING
131 WEST MAIN STREET
P.O. BOX 420
SOMERSET, OHIO 43783
PHONE: (614) 743-0720 FAX: 743-2660
Wayne A. Knisley
WAYNE A. KNISLEY
OHIO REGISTERED SURVEYOR #7231
DATE: October 17, 2007

EXEMPT FROM
PLANNING COMMISSION
[Signature]
APP 10/2/07



DESCRIPTION
APPROVED
By: *[Signature]* 10/17/2007

PLAT OF SURVEY

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION #35, TOWNSHIP 17 NORTH, RANGE 15 WEST, NEWTON TOWNSHIP, MUSKINGUM COUNTY, OHIO. ALSO BEING A PART OF AN ORIGINAL 20.00 ACRES PARCEL (First Parcel) OF THE PROPERTY OF DONALD J. and ROSEMARY UFFNER OF DEED BOOK 1117, PAGE 393 OF THE MUSKINGUM COUNTY RECORDER. Auditor's Parcel # 4747723510000 [part]

Wade Cayton Property — Deed Book 1049, Page 81 (38.49 acres +-)

MID LINE OF SECTION #35 (east & west)

N 88°09'36" E 448.03'

50.00' wide easement area [for ingress & egress]
[delineated in Deed Book 1160, PAGE 625]

S 88°09'36" W 658.80'

Existing, gravel surfaced, drive

1.83 — Acres
79724.79 sq ft
Parcel # 4747723510000 [part]

S 86°08'00" W
433.89'

Donald J. & Rosemary Uffner Property
Deed Book 1117, Page 393

NOTES:

- 1- This plat is a derivative of a field survey made by A & E Surveying as of the date shown hereon.
- 2- This property is subject to all legal highways and easements of record.
- 3- All distances are measured unless otherwise shown.

GRAPHIC SCALE
1 INCH = 100 FEET



N/E CORNER OF
THE S/W QUARTER
OF SECTION #35

3/4" STEEL PIPE, IN GOOD COND'T,
W/ ID. CAP MARKED "VANCE" # 4385

S 88°09'36" W 210.52'

50.00' wide easement area

Existing, gravel, drive

Donald J. & Rosemary Uffner
Property
Deed Book 1117, Page 393

This 1.83 Acre parcel has no public road frontage
and is to be used as an add-on to the property of
Martin L. and Anita R. Dunlap of Official Record Book
1907, Page 936. It is to be noted that, there are no
Township Roads or County Roads that touch "Uffner" property.

PERTINENT DOCUMENTS AND SOURCES OF DATA USED:

- 1- Deed references as shown hereon
- 2- Newton Township tax maps
- 3- U.S.G.S. Map [Fultonham Quad.]
- 4- Various survey records found in the office of the Muskingum County Engineer, Zanesville, Ohio.

SURVEY FOR:

DONALD & ROSEMARY UFFNER

JOB # U200776P

BASIS OF BEARINGS

All bearings shown hereon are based on the Mid Line of Section #35 (east & west) as being N 88° 09' 36" E i.e. All bearings shown hereon are to an assumed meridian and are used to denote angles only.

A & E SURVEYING
131 West Main Street
P.O. Box 420

Somerset, Ohio 43783

Ph: (740) 743-2200 Fax: 743-2200

OFFICE COPY
NOT RECORDED
Date: Oct. 17, 2007

LEGEND

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

Martin L. & Anita R.
Dunlap Property
O.R. Bk. 1907
Page 936
(34.99 acres +-)

Approved For Transfer
No On-Lot Sewage

Date 10/5/07

Zanesville - Muskingum Co.
Health Department

EXEMPT FROM
PLANNING COMMISSION

APP IN 2008

DESCRIPTION

APPROVED

By: