

DEED DESCRIPTION  
1.832 ACRES  
BOBBY JACK AUSMUS [ deceased ] PROPERTY  
PARCEL # 62-26-03-12-000 [ entire ]     *SWR*

BEING A PART OF THE SOUTH HALF OF SECTION #10, TOWNSHIP 16 NORTH, RANGE 14 WEST, SPRINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO [ALSO BEING THE PROPERTY OF BOBBY JACK AUSMUS [ deceased ] OF DEED RECORD 912, PAGE 191 OF THE MUSKINGUM COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING, FOR REFERENCE**, AT AN EXISTING CORNER STONE, IN GOOD CONDITION, MARKING THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION #10;

THENCE S 0° 01' 13" E 292.89 FEET, IN THE MID LINE {north & south} OF SECTION #10, TO A POINT IN, ASPHALT SURFACED, COUNTY ROAD #142 [A.K.A. OLD COOPERMILL ROAD] AND THE PRINCIPAL PLACE OF BEGINNING OF THIS 1.832 ACRES PARCEL;

THENCE, FROM THE "PRINCIPAL PLACE OF BEGINNING" AND LEAVING THE MID LINE OF SECTION #10, THE FOLLOWING THREE [3] COURSES ARE TO POINTS IN COUNTY ROAD #142 [A.K.A. OLD COOPERMILL ROAD] AND IN THE SOUTH BOUNDARY OF THE PROPERTY OF RONALD D. and EVELYN K. TEMPLE OF OFFICIAL RECORD BOOK 2123, PAGE 569:

COURSE #1 = N 83° 40' 00" E 32.87 FEET;

COURSE #2 = N 88° 38' 00" E 91.30 FEET;

COURSE #3 = S 88° 32' 00" E 253.00 FEET;

THENCE, LEAVING "COUNTY ROAD #142" AND SAID "TEMPLE" PROPERTY, S 24° 13' 20" E 60.75 FEET TO A POINT IN, ASPHALT SURFACED, COUNTY ROAD #71 [A.K.A. COOPERMILL ROAD] AND IN THE NORTH BOUNDARY OF THE PROPERTY OF JOHN RAY TUCKER OF DEED BOOK 1154, PAGE 816 [ SAID POINT BEARS S 65° 46' 40" W 21.39 FEET FROM THE NORTHWEST CORNER OF THE PROPERTY OF ALLIE W. and MARIBEL H. CLARKE OF OFFICIAL RECORD BOOK 1889, PAGE 286 ], PASSING IRON PINS SET AT 20.00 FEET AND 40.75 FEET;

THENCE THE FOLLOWING THREE [3] COURSES ARE IN COUNTY ROAD #71:

COURSE #1 = S 65° 46' 40" W 169.79 FEET, IN THE NORTH BOUNDARY OF SAID "JOHN RAY TUCKER" PROPERTY, TO A POINT;

COURSE #2 = S 63° 51' 00" W 275.00 FEET, IN THE SAID "TUCKER" BOUNDARY, TO A POINT IN THE MID LINE {north & south} OF SECTION #10 [ THE NORTHWEST CORNER OF SAID "TUCKER" PROPERTY AND THE NORTHEAST CORNER OF THE PROPERTY OF TERRY D. TYSINGER OF DEED BOOK 672, PAGE 348 ];

COURSE #3 = LEAVING THE AFORESAID MID LINE OF SECTION #10 AND "TUCKER" PROPERTY, S 64° 06' 47" W 90.92 FEET, IN SAID "TYSINGER", NORTH, BOUNDARY TO A POINT [ THE SOUTHEAST CORNER OF THE PROPERTY OF PAMELA EXLINE-WELLS OF OFFICIAL RECORD BOOK 1875, PAGE 321 ];

THENCE, LEAVING "COUNTY ROAD #71" AND SAID "TYSINGER" PROPERTY, N 2° 58' 27" E 275.00 FEET, IN THE EASTERLY BOUNDARIES, RESPECTIVELY, OF SAID "PAMELA EXLINE - WELLS" AND BOBBY J. AUSMUS, deceased, and CHRISTIANN AUSMUS OF DEED RECORD 1132, PAGE 454, TO A POINT IN "COUNTY ROAD #142" [ "OLD COOPERMILL ROAD" ] AND IN THE SOUTH BOUNDARY OF THE PROPERTY OF CATHERINE J. WARTENBE OF DEED BOOK 1068, PAGE 97, PASSING AN IRON PIN SET AT 13.06 FEET AND PASSING EXISTING IRON PINS AT 57.06 FEET [BENT 5/8

INCH STEEL ROD, NO IDENTIFICATION] AND 242.06 FEET [FLUSH WITH GROUND SURFACE, WITH A PLASTIC ID. CAP MARKED BIEDENBACH #5718];

THENCE, LEAVING SAID "BOBBY J. AUSMUS[deceased] and CHRISTIANN AUSMUS" PROPERTY OF "DEED BOOK 1132, PAGE 454", N 79° 54' 41" E 68.50 FEET, IN "COUNTY ROAD #142" AND IN THE SOUTH BOUNDARY OF SAID "WARTENBE" PROPERTY, TO A "POINT" IN THE "MID LINE OF SECTION #10" AND THE "PRINCIPAL PLACE OF BEGINNING" OF THIS "1.832 ACRES PARCEL".

THE PARCEL AS DESCRIBED CONTAINS 1.832 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD. IN THE ABOVE DESCRIBED 1.832 ACRES PARCEL THERE ARE 1.389 ACRES IN THE SOUTHEAST QUARTER OF SECTION #10 AND 0.443 ACRE IN THE SOUTHWEST QUARTER OF SECTION #10.

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE MIDLINE OF SECTION #10 AS BEING S 0° 01' 13" E 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 JUNE 17, 2008. SEE PLAT ATTACHED.

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

THE RIGHT OF WAY WIDTH OF "COUNTY ROAD #142" AND "COUNTY ROAD #71" IS 40 FEET.

A & E SURVEYING  
131 WEST MAIN STREET  
P. O. BOX 420  
SOMERSET, OHIO 43783  
PH: (740) 743-1100 FAX: 743-2660  
**OFFICE COPY  
NOT RECORDABLE**  
JANE A. KNISLEY  
OHIO REGISTERED SURVEYOR # 7231  
DATE: June 17, 2008

DESCRIPTION  
APPROVED  
By: [Signature] 6/13/2008

# PLAT OF SURVEY

BEING A PART OF THE SOUTH HALF OF SECTION #10, TOWNSHIP 16 NORTH, RANGE 14 WEST, SPRINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO. ALSO BEING ALL OF THE BOBBY JACK AUSMUS (deceased) PROPERTY OF DEED RECORD 912, PAGE 191 OF THE MUSKINGUM COUNTY RECORDER. ALSO BEING PARCEL # 62-26-03-12-000 (entire).

## Note:

This plat represents a resurvey of the property of "Bobby Jack Ausmus" (deceased) of Deed Book 912, Page 191 of the Muskingum County Recorder

For more particular information concerning flood data in this area see Community Panel # 390425 0115 C.  
Effective date: June 3, 1988

## LEGEND

- ⊕ Iron pin set = 5/8" x 30" steel rod with plastic id. cap marked Knisley 7231
- Existing iron pin
- ⊠ Existing corner stone (good cond.)
- Point (nothing set)

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

Somerset, Ohio 44883

Ph: (740) 743-2222 Fax: 743-2222

WAYNE A. KNISLEY - Ohio P.S. # 7231

Date: June 17, 2008

DESCRIPTION

APPROVED

By: *[Signature]* 1/13/2009

N/W CORNER OF  
THE SE QUARTER  
OF SECTION #10

## BASIS OF BEARINGS

All bearings shown herein are based on the Mid line of Section #10 as being S 0° 01' 13" E i.e. All bearings shown herein are to an assumed meridian and are used to denote angles only.

## PERTINENT DOCUMENTS AND SOURCES OF DATA USED:

- 1- Deed references as shown
- 2- Springfield Township tax maps
- 3- U.S.G.S. map
- 4- Various survey records found in the office of the Muskingum County Engineer, Zanesville, Ohio.

## NOTES:

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

