

PLAT - OF - SURVEY

Being a part of fractional section #4, Township 12, Range 13, Congress Lands East Of The Scioto River, Wayne Township, Muskingum County, Ohio. Also being a resurvey of the property of Donald R. Hayes { deceased } and Wanda C. Hayes of Deed Book 554, Page 245 of the Muskingum County Recorder. Auditor's Parcel # 73-03-08-20-000 {entire = 2.00 Acres } and Auditor's Parcel # 73-03-08-21-000 {entire = 3.39 Acres }

State Route #146
A.K.A. Chandlerville Rd.
(asphalt surfaced)
(assumed R/W = 60')

Nettles Group LTD.
O.R. 1157, Page 255
(1.11 Acres)

(1.74 Acres)

Zane Fab LTD.
O.R. 1144, Page 385
(3.25 Acres)

State Route #146
A.K.A. Chandlerville Rd.
(asphalt surfaced)
(assumed R/W = 60')

South Line of the Sandy Ridge Subdivision (Plat Book 7, Page 54)

N/E Cor. of "Flowers" and "Hutchison"

William C. Flowers & Martha J. Hutchison
O.R. 1587, Page 260 [1.1 acres]

819.23' = total

N 0°35'07" E

Thurman L. & Elizabeth J. Drake
D.B. 1103, Page 539 [7.56 acres]

31.00' offset

349.72'

438.51'

Old Axle Fd., Good Cond.,
no Id., the S/E Cor. Of "Flowers
& Hutchison" Property

Notes:
1 - This plat is a derivative of a field survey made by or under the direct supervision of Wayne A. Knisley, Ohio P.S. #7231, as of the date shown.
2 - This property is subject to all legal highways, all restrictions and all easements of record.
3 - All distances are measured unless otherwise shown.

This property is not in a flood hazard area. For more particular information concerning this area, see Flood Hazard map #39119C0315G. Effective date: July 6, 2010.

Old 3/4" I.d. Iron Pipe,
no id. { good condition }
S/E Cor. "Drake" prop. &
N.L. of "Werner Heights Subd."

North Line Of [Lot 23] "Werner Heights Subd."

S 90°00'00" W 300.00'

Michael L. Parmer, Sr. & Elizabeth J. Parmer
O.R. 2326, Page 907

WERNER HEIGHTS SUBDIVISION
PLAT BOOK 7, PAGE 4

Lot 23

Principal Place Of
Beginning Of
"5.39 Acres Tract"

Old 3/4" I.d. Iron Pipe,
no id. { good condition }
S/E Cor. Lot 15
"Werner Heights Subd."

Calculated N/E Corner Of Lot 23
{ point unmarked } In
"Werner Heights Subdivision"

N 90°00'00" E
4.52' = calculated
{ unmarked }

S 1°27'00" W
546.31' = calc.
{ Plat = 545.91' }

N 89°59'29" W 554.36' = meas.

"Werner Subd. Plat" = 551.74'

5/8" dia. steel rod fd., good cond., no id.

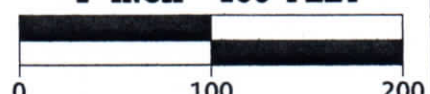
Reference Beginning
The S/E Cor. Of The
S/W Qtr. Of Section 4
Iron Pin Fd. W/ Plastic Id.
Cap = Harkness # 6885

Legend

- Iron pin set = 5/8" x 30" steel rod with plastic Id. cap labeled Knisley 7231
- Iron pin found (size & Id. as noted)
- Point (nothing set)

GRAPHIC SCALE

1" INCH = 100' FEET



Bsais - Of - Bearings

All bearings shown are based on the north line of the "Werner Height Subdivision" as being S 90° 00' 00" W. ie. All bearings shown 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 - Wayne Township Tax Maps.
- 3 - U.S.G.S. Map.
- 4 - Various survey records found in the office of the Muskingum County Engineer, Zanesville, Ohio.

Cecil F. Harper, Trustee -- D.B. 1158, Page 149 [10.1 + - acres]
{ "Harper" west boundary was surveyed, in 1989 by R.M. Cannon P.S. # 5489. Said "SURVEYED" boundary was viewed, but not used by Wayne A. Knisley, Ohio P.S. # 7231.

SURVEY FOR:

HAYES

JOB # H201572P

STATE OF OHIO
A & E
3284 Township Road 121
Somerset, Ohio 43783
Ph: (740) 743-2201 Fax: 743-2498
Cell: (740) 605-0002
Wayne A. Knisley
Ohio P.S. # 7231
Date: October 15, 2015

DESCRIPTION
APPROVED
By: [Signature] 10/23/2015

5.39 ----- Acres
RESURVEY

Auditor's Parcel # 73-03-08-20-000 {entire = 2.00 Acres}
Auditor's Parcel # 73-03-08-21-000 {entire = 3.39 Acres}
{ Deed Acres = 5.5 + - Acres }

747.11' = total

S 0°35'00" W

718.00'

29.11' offset

N/W Corner of "Harper"