

DEED DESCRIPTION
5.39 ACRES [RESURVEY]
DONALD R. HAYES {deceased} and WANDA C. HAYES PROPERTY {entire}
AUDITOR'S PARCEL #73-03-08-20-000 {entire = 2.00 Acres }
AUDITOR'S PARCEL #73-03-08-21-000 {entire = 3.39 Acres }

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 THE PROPERTY OF DONALD R. HAYES {deceased} and WANDA C. HAYES OF DEED BOOK 554, PAGE 245 OF THE MUSKINGUM COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT AN EXISTING IRON PIN {WITH PLASTIC CAP MARKED "HARKNESS #6885"} MARKING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION #4;

THENCE N 89° 59' 29" W 554.36 FEET TO AN EXISTING IRON PIN {3/4 INCH INSIDE DIAMETER, IRON PIPE, NO IDENTIFICATION, IN GOOD CONDITION} IN THE SOUTHEAST CORNER OF LOT 15 IN THE WERNER HEIGHTS SUBDIVISION OF PLAT BOOK 7, PAGE 4;

THENCE N 0° 58' 32" W 546.21 FEET TO AN IRON PIN SET IN THE NORTH BOUNDARY OF LOT # 23 IN SAID "WERNER HEIGHTS SUBDIVISION" AND THE PRINCIPAL PLACE OF BEGINNING OF THIS, SUBJECT, "5.39 ACRES TRACT" TO BE DESCRIBED [THE NORTHEAST CORNER OF "LOT 23", IN SAID "WERNER HEIGHTS SUBDIVISION", BEARS N 90° 00' 00" E 4.52 FEET TO AN UNMARKED POINT [A CALCULATED BEARING and DISTANCE];

THENCE S 90° 00' 00" W 300.00 FEET, IN THE NORTH LINE OF THE "WERNER HEIGHTS SUBDIVISION", TO AN EXISTING IRON PIN {3/4 INCH INSIDE DIAMETER, IRON PIPE, NO IDENTIFICATION, IN GOOD CONDITION} MARKING THE SOUTHEAST CORNER OF THE PROPERTY OF THURMAN L. and ELIZABETH J. DRAKE OF DEED BOOK 1103, PAGE 539;

THENCE, LEAVING SAID "WERNER HEIGHTS SUBDIVISION", N 0° 35' 07" E 819.23 FEET TO A POINT IN, ASPHALT SURFACED, STATE ROUTE #146 [A.K.A. CHANDLERSVILLE ROAD], PASSING AN EXISTING IRON PIN {OLD AXLE, NO IDENTIFICATION, IN GOOD CONDITION} AT 438.51 FEET {BEING A COMMON CORNER WITH THE NORTHEAST CORNER OF SAID "DRAKE" PROPERTY AND THE SOUTHEAST CORNER OF THE PROPERTY OF WILLIAM C. FLOWERS and MARTHA J. HUTCHISON OF OFFICIAL RECORD BOOK 1587, PAGE 260} AND PASSING AN IRON PIN SET AT 788.23 FEET;

THENCE, LEAVING SAID "WILLIAM C. FLOWERS and MARTHA J. HUTCHISON" PROPERTY, S 76° 27' 04" E 307.80 FEET, IN THE EXISTING PAVEMENT OF "STATE ROUTE #146", TO A POINT IN THE NORTHWEST CORNER OF THE PROPERTY OF CECIL F. HARPER, TRUSTEE OF DEED BOOK 1158, PAGE 149;

THENCE, LEAVING "STATE ROUTE #146", S 0° 35' 00" W 747.11 FEET, IN THE WEST BOUNDARY OF SAID "HARPER" PROPERTY, TO AN "IRON PIN SET" AND THE "PRINCIPAL PLACE OF BEGINNING" OF THIS, SUBJECT, "5.39 ACRES TRACT", PASSING AN IRON PIN SET AT 29.11 FEET.

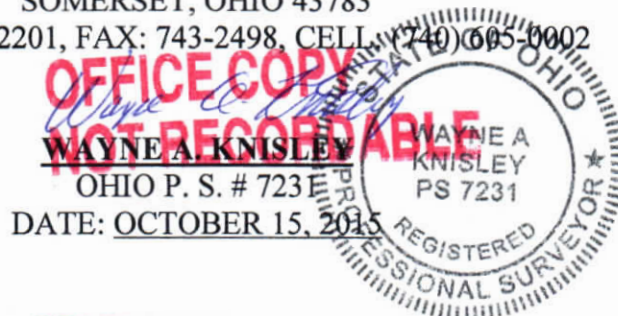
THE TRACT AS DESCRIBED CONTAINS 5.39 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, ALL RESTRICTIONS AND ALL EASEMENTS OF RECORD.

THE BEARINGS IN THE ABOVE DESCRIPTIONS ARE BASED ON THE NORTH LINE OF THE "WERNER HEIGHTS SUBDIVISION", OF PLAT BOOK 7, PAGE 4, AS BEING S 90° 00' 00" W. ALL BEARINGS DESCRIBED HEREIN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

THE ABOVE DESCRIBED "5.39 ACRES TRACT" IS BASED ON A FIELD SURVEY MADE BY OR UNDER THE DIRECT SUPERVISION OF WAYNE A. KNISLEY, OHIO P.S. #7231, ON OCTOBER 15, 2015.

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

A & E
3284 TOWNSHIP ROAD 121 N/W
SOMERSET, OHIO 43783
PH: (740) 743-2201, FAX: 743-2498, CELL: (740) 695-0002



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

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 }

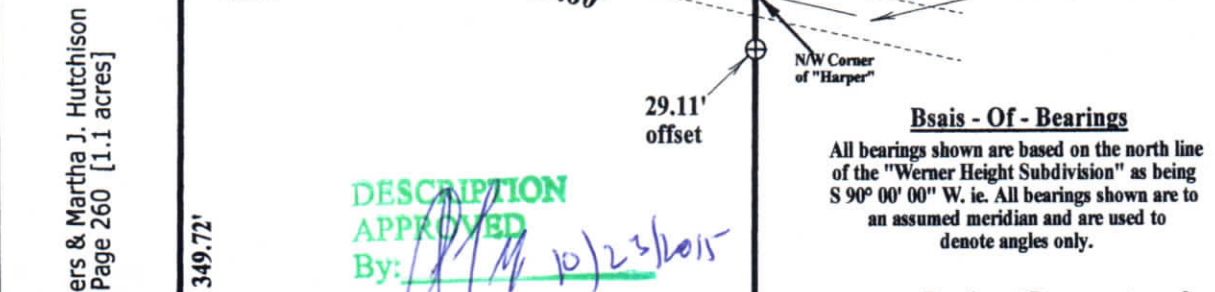
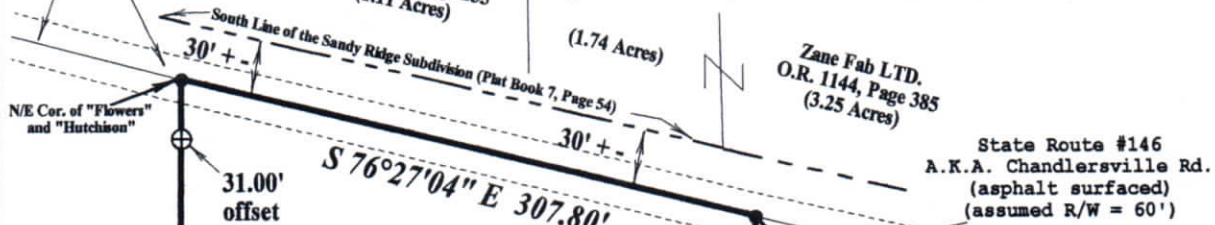
State Route #146
A.K.A. Chandlersville Rd.
(asphalt surfaced)
(assumed R/W = 60')

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. Chandlersville Rd.
(asphalt surfaced)
(assumed R/W = 60')



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 }

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.

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

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

Old Axle Fd., Good Condt., 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.

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:

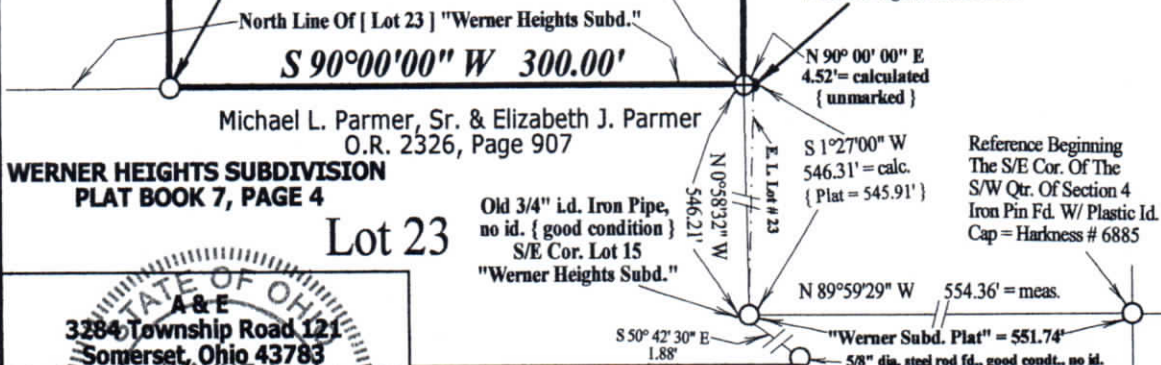
HAYES

JOB # H201572P

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

Principal Place Of Beginning Of "5.39 Acres Tract"

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



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

**WERNER HEIGHTS SUBDIVISION
PLAT BOOK 7, PAGE 4**

Lot 23

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

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

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

Legend

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

**GRAPHIC SCALE
1" INCH = 100' FEET**

