

SURVEYING & MAPPING

Phone and Fax: 740-453-8448

## L. Peter Dinan & Associates

27 South Sixth Street

P.O. Box 55, Zanesville, Ohio 43702-0055

James W. Kildow  
Description For Conveyance  
0.28 Acres  
All of Parcel #08-07-08-12-000

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek.

Being a part of the South Fraction of Section 8, Township 11, Range 13, and bounded and described as follows:

Commencing at the southwest corner of said south fraction of section 8, thence north 2 degrees 00 minutes east along the west line of said section 544.5 feet to a point; thence north 29 degrees 00 minutes east 825 feet to a point; thence south 73 degrees 00 minutes east 528 feet to a point; thence north 20 degrees 00 minutes east 580.12 feet to a low water mark of the Muskingum River at the northwest corner of a 32.40 acre parcel conveyed to Earl B. Winn from the Franklin Real Estate Co. by deed dated May 8, 1953, and recorded in Deed Book 423, page 214 of the records of Muskingum County, Ohio; thence south 70 degrees 36 minutes east along the low water mark of said river 100 feet to the true place of beginning of the property herein intended to be conveyed; thence along the low water mark south 73 degrees 55 minutes 58 seconds east 50.12 feet to a point; thence leaving said low water mark south 20 degrees west 245.33 feet to an iron pin found (axle) on the north right of way of an abandoned railroad (formerly O & L. K. Railroad); thence along said railroad on a curve to the left having a radius of 1935.08 feet an arc length of 50.0 feet (the chord of which bears north 69 degrees 35 minutes 45 seconds west 50.0 feet) to an iron pin found (axle); thence north 20 degrees east 241.54 feet to the true place of beginning, containing twenty-eight hundredths (0.28) of an acre more or less.

Subject to the easements of Old River Road.

This description written from a survey made by L. Peter Dinan, Registered Surveyor #5451, May 30, 2006.

APPROVED FOR CLOSURE

APD 6/5/2006

EXEMPT FROM  
PLANNING COMMISSION

APD 6/5/2006



Situated in the State of Ohio, County of Muskingum, Township of Brush Creek:

Being part of Fractional Section 8, Township 11, Range 13, of the Congress Lands East of the Scioto River, further **being all of** the Lorin W Baxla and Donna J Baxla property recorded in Official Record Volume 1601, Page 97, Official Record Volume 2040, Page 596, and Official Record Volume 2422, Page 596, of said county's deed records, further being all of Muskingum County Auditor's Parcel Numbers (08-07-08-10-00), (08-07-08-11-000), (08-07-08-11-001), and (08-07-08-12-000), and more particularly described as follows;

Commencing at the common corner for Sections 7, 8, 13 and 14 of said Township and Range;

- TIE-1 THENCE (By Deed) North 02 degrees 00 minutes 00 seconds East 544.50 feet** along the common line for said Sections 7 and 8 to an unmarked point;
- TIE-2 THENCE (By Deed) North 29 degrees 00 minutes 00 seconds East 825.00 feet** into said Section 8 to an unmarked point;
- TIE-3 THENCE (By Deed) South 70 degrees 00 minutes 00 seconds East 528.00 feet** to an unmarked point;
- TIE-4 THENCE (By Deed) North 20 degrees 00 minutes 00 seconds East 580.12 feet** to an unmarked point on the Low Water Mark of the Muskingum River, passing an iron pin (found) at 510.37 feet;
- TIE-5 THENCE South 70 degrees 36 minutes 00 seconds East 100.00 feet** along said Low Water Mark to the place of beginning for the property herein intended to be described, furthe being a common corner for said Baxla property and for the Ronald Fisher property recorded in Official Record Volume 1720, Page 240;
- #1- THENCE South 70 degrees 36 minutes 00 seconds East 170.00 feet** continuing along said Low Water Mark to the unmarked common corner for said Baxla property and fo the Walter West and Donna West property recorded in Deed Book Volume 1111, Page 334;
- #2- THENCE South 20 degrees 00 minutes 00 seconds West 247.48 feet** leaving said river and along the common line for said Baxla and West properties to an iron pin (found) on the Northern Right of Way for the Baltimore and Ohio Railroad, passing an iron pin (found) at 30.80 feet, the centerline of Old River Road at 44.25 feet, and axle (found) at 60.55 feet;
- #3- THENCE along a curve to the left having, a chord bearing North 67 degrees 24 minutes 20 seconds West 170.17 feet, a radius of 1935.08 feet, and arc length of 170.24 feet,** along said railroad right of way to an axle (found) at a common corner for said Baxla and Fisher properties;
- #4- THENCE North 20 degrees 00 minutes 00 seconds East 238.00 feet** leaving said railroad and along said Baxla and Fisher properties to the place of beginning, passing an axle (found) at 171.54 feet, the centerline of Old River Road at 185.64 feet, and iron pipe (found) at 224.09 feet, containing 0.27 acres from parcel number 08-07-08-10-000, 0.37 acres from parcel number 08-07-08-11-000, 0.07 acres from parcel 08-07-08-11-001, and 0.23 acres from parcel 08-07-08-12-000, for a **Total of 0.94 acres**, of which 0.16 acres are within the right of way for Old River Road.

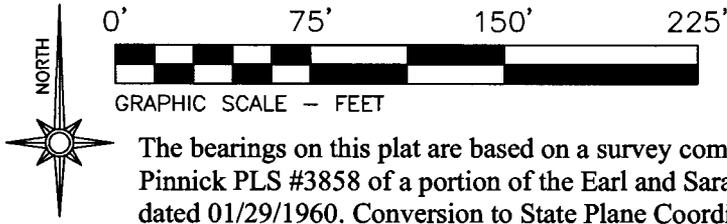
The bearings within this description are based on a survey completed by Robert Pinnick PLS #3858 of a portion of the Earl and Sara Winn property dated 01/29/1960. Conversion to State Plane Coordinate Grid (Ohio South 1983) derived from GPS observations require a clockwise rotation of 3 degrees 03 minutes 25 seconds.

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on September 15, 2012 in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe all or any easements of record, unless otherwise indicated.

**OFFICE COPY**  
*Charles R. Harkness*  
**NOT RECORDABLE**



DESCRIPTION  
 APPROVED  
 By: *[Signature]* 10/1/2012



The bearings on this plat are based on a survey completed by Robert Pinnick PLS #3858 of a portion of the Earl and Sara Winn property dated 01/29/1960. Conversion to State Plane Coordinate Grid (Ohio South 1983) derived from GPS observations require a clockwise rotation of 3 degrees 03 minutes 25 seconds.

**LEGEND**

- PIN (FOUND)
- △ POINT (UNMARKED)
- PIPE (FOUND)
- ⊗ AXLE (FOUND)

**SURVEYOR'S NOTES AND REFERENCES:**

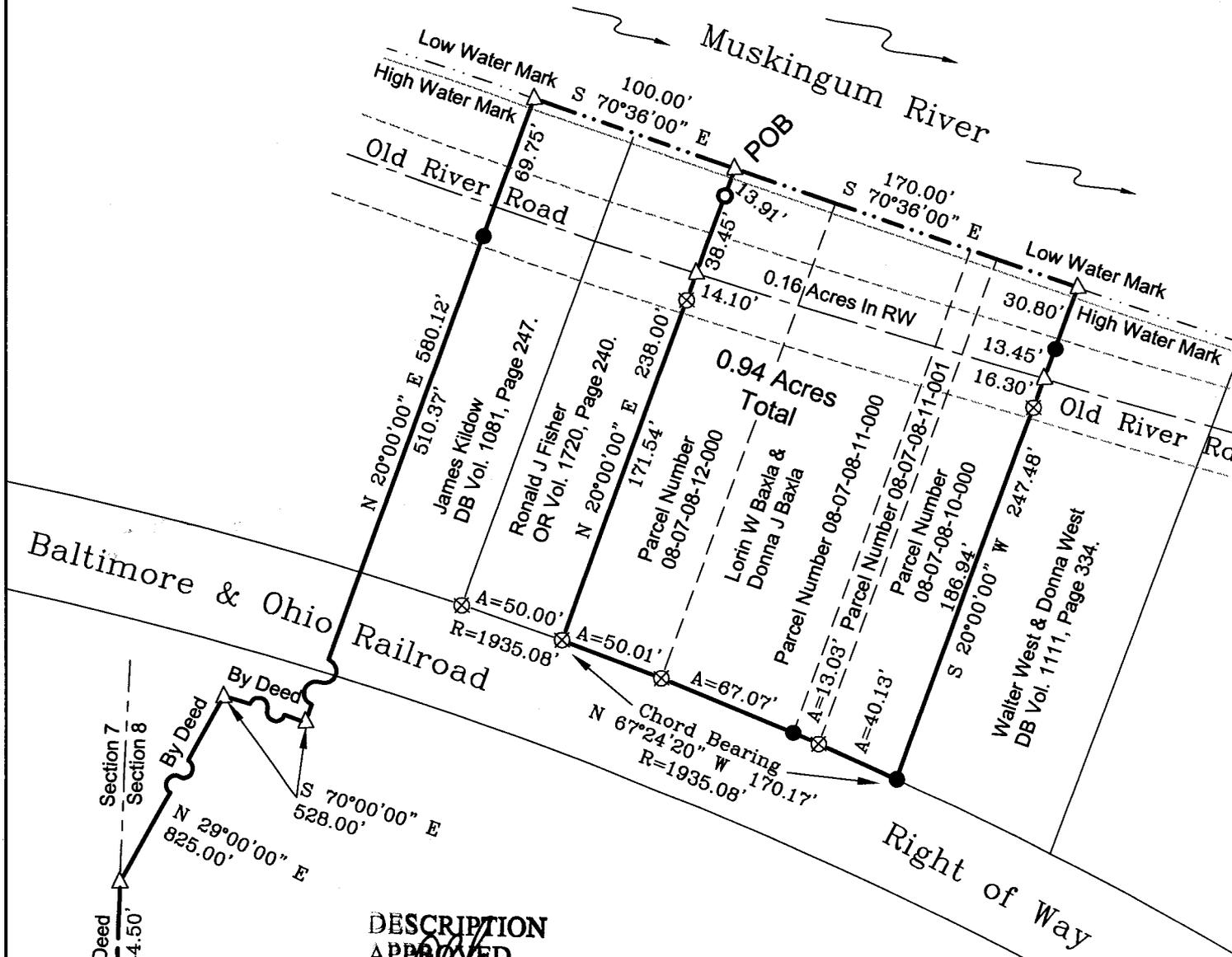
Muskingum County Tax Maps and Orthophotos of the area. All other references are shown or listed.

**Acreage Breakdown:**

- 08-07-08-10-000 = 0.27 Acres
- 08-07-08-11-000 = 0.37 Acres
- 08-07-08-11-001 = 0.07 Acres
- 08-07-08-12-000 = 0.23 Acres

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek:

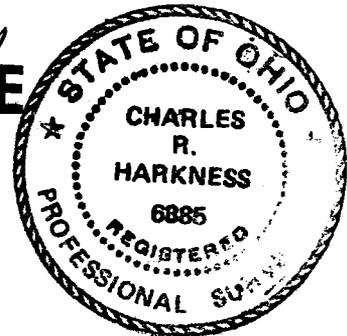
Being part of Fractional Section 8, Township 11, Range 13, of the Congress Lands East of the Scioto River, further being all of the Lorin W Baxla and Donna J Baxla property recorded in Official Record Volume 1601, Page 97, Official Record Volume 2040, Page 596, and Official Record Volume 2422, Page 596, of said county's deed records, further being all of Muskingum County Auditor's Parcel Numbers 08-07-08-10-000, 08-07-08-11-000, 08-07-08-11-001, and 08-07-08-12-000:



DESCRIPTION APPROVED  
By: *[Signature]* 10/1/2012

This plat was prepared by C.R. Harkness Surveying & Mapping Inc. in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the parcel surveyed and does not show all or any easments of record, unless otherwise indicated.

**OFFICE COPY**  
**NOT RECORDABLE**



<p>SURVEY FOR:</p> <p><b>Lorin Baxla</b></p>		<p>HARKNESS SURVEYING &amp; MAPPING, INC.</p> <p>8205 OLD TOWN ROAD ROSEVILLE, OHIO 43777 PHONE/FAX (740) 849-0122</p>	
		<p>SURVEYED: 09/15/12</p>	<p>DRAWN: 09/27/12</p>