

Ambridge Road
Cass, Ohio 43812



LANDMARK SURVEYS
EARL R. DONAKER, P.S.

10-04-03-04-001
5000 CASS IRISH RIDGE RD
10-04-03-04-002

(614) 623-0993
1-800-842-3264

KENNETH MOORE, Jr.:

KM0708AA

Tract One: 4.475 acres

Being 4.475 acres, more or less (part of # 10-10-04-03-04) in the south half of section 3, in the second quarter of township 3 north, range 8 west, United States Military Lands, in the township of Cass, in the county of Muskingum, in the State of Ohio, and more particularly described as follows:

Commencing at an 1/2" rebar found at the northwest corner of the south half of section 3, thence, along the east & west quarterline, N.86°16'50"E. 625.00' to a 5/8" steel pin set, said 5/8" steel pin set being the TRUE POINT OF BEGINNING;

thence, continuing along the east & west quarterline, N.86°16'50"E. 250.00' to a point;

thence, through the property of Kenneth Moore, Jr., 1032/567, the following 4 courses:

1. thence, S.04°34'56"E. 771.58' to a point;
2. thence, S.82°33'20"W. 250.29' to a 5/8" steel pin set;
3. thence, N.04°34'56"W. 757.84' to a 5/8" steel pin set;
4. thence, continuing N.04°34'56"W. 30.00' to the TRUE POINT OF BEGINNING, containing 4.475 acres, more or less, and is subject to all easements, rights-of-way, or restrictions, whether recorded or implied.

Tract Two: 2.189 acres:

Being 2.189 acres, more or less (part of # 10-10-04-03-04) in the south half of section 3, in the second quarter of township 3 north, range 8 west, United States Military Lands, in the township of Cass, in the county of Muskingum, in the State of Ohio, and more particularly described as follows:

Commencing at an 1/2" rebar found at the northwest corner of the south half of section 3, thence, along the east & west quarterline, the following 2 courses:

1. thence, N.86°16'50"E. 625.00' to a 5/8" steel pin set,
2. thence, continuing, N.86°16'50"E. 250.00' to a point, said point being the TRUE POINT OF BEGINNING;

thence, continuing along the east & west quarterline, N.86°16'50"E. 125.00' to a 5/8" steel pin set;

thence, through the property of Kenneth Moore, Jr., 1032/567, the following 6 courses:

1. thence, S.04°34'56"E. 30.00' to a 5/8" steel pin set;
2. thence, continuing S.04°34'56"E. 719.76' to a 5/8" steel pin set;
3. thence, S.73°22'49"W. 85.71' to a point;
4. thence, S.82°33'20"W. 41.21' to a point;
5. thence, N.04°34'56"W. 771.58' to the TRUE POINT OF BEGINNING, containing 2.189 acres, more or less, and is subject to all easements, rights-of-way, or restrictions, whether recorded or implied.

60' NON-EXCLUSIVE EASEMENT: Granting to the grantee, grantee's heirs, and assigns, and reserving for the grantor, grantor's heirs, and assigns a 60' non-exclusive easement for ingress, egress and regress, to and from the above described 2.189 acres and 4.475 acres tract to Cass Irish Ridge Road, the said easement being further described as follows:

Being a 60' non-exclusive easement in section 3, in the second quarter of township 3 north, range 8 west, United States Military Lands, in the township of Cass, in the county of Muskingum, in the State of Ohio, and more particularly described as follows:

Commencing at an 1/2" rebar found at the northwest corner of the south half of section 3, thence, along the east & west quarterline, N.86°16'50"E. 625.00' to a 5/8" steel pin set;

thence, through the property of Kenneth Moore, Jr., 1032/567, thence, S.04°34'56"E. 30.00' to a 5/8" steel pin set, said 5/8" steel pin set being the TRUE POINT OF BEGINNING of the EASEMENT;

thence, through the property of Kenneth Moore, Jr., 1032/567, the following 15 courses:

- | | |
|---|--|
| 1. thence, S.86°16'50"W. 107.74' to a 5/8" steel pin set; | 7. thence, S.58°33'39"E. 67.21' to a point in the centerline of Cass Irish Ridge Road; |
| 2. thence, N.32°29'18"W. 282.36' to a 5/8" steel pin set; | 8. thence, S.04°39'50"W. 18.80' to a point; |
| 3. thence, N.42°59'25"W. 177.94' to a 5/8" steel pin set; | 9. thence, S.31°13'19"E. 123.43' to a point; |
| 4. thence, N.31°13'19"W. 149.04' to a 5/8" steel pin set; | 10. thence, S.42°59'25"E. 177.27' to a point; |
| 5. thence, N.04°39'50"E. 46.10' to a 5/8" steel pin set; | 11. thence, S.32°29'18"E. 252.37' to a point; |
| 6. thence, continuing N.04°39'50"E. 22.40' to a point in the centerline of Cass Irish Ridge Road; | 12. thence, N.86°16'50"E. 446.33' to a point; |
| | 13. thence, S.04°34'56"E. 30.00' to a 5/8" steel pin set; |
| | 14. thence, S.04°34'56"E. 30.00' to a 5/8" steel pin set; |
| | 15. thence, S.86°16'50"W. 375.00' to the TRUE POINT OF BEGINNING of the EASEMENT. |

Bearings are based on D.B. 1032/567 and are for angular calculations only. All 5/8" steel pins set are 30" long with plastic cap marked "E.R.D. 7142". Pertinent documents: tax maps; deeds: 1032/567, 716/37; surveys by: W.J. Biedenbach; proposed plans: SR 16, 4-lane.

Prior deed: 1032/567, 716/37.

Description and plat by Landmark Surveys, Earl R. Donaker, Professional Surveyor, #7142, from a survey of the premises in the month of March, in the year of our Lord one thousand nine hundred and ninety-seven.

OFFICE COPY
NOT RECORDABLE

RECORDATION APPROVED
AUDITORS TRANSFER
APL:DB
5-19-97

727 Cambridge Road
Coshocton, Ohio 43812

LANDMARK SURVEYS

EARL R. DONAKER, P.S.

tel: (614) 623-0993
1-800-842-3264

THIS PROPERTY IS SUBJECT TO
ALL EASEMENTS, RIGHTS-OF-WAY,
OR RESTRICTIONS, WHETHER
RECORDED OR IMPLIED.

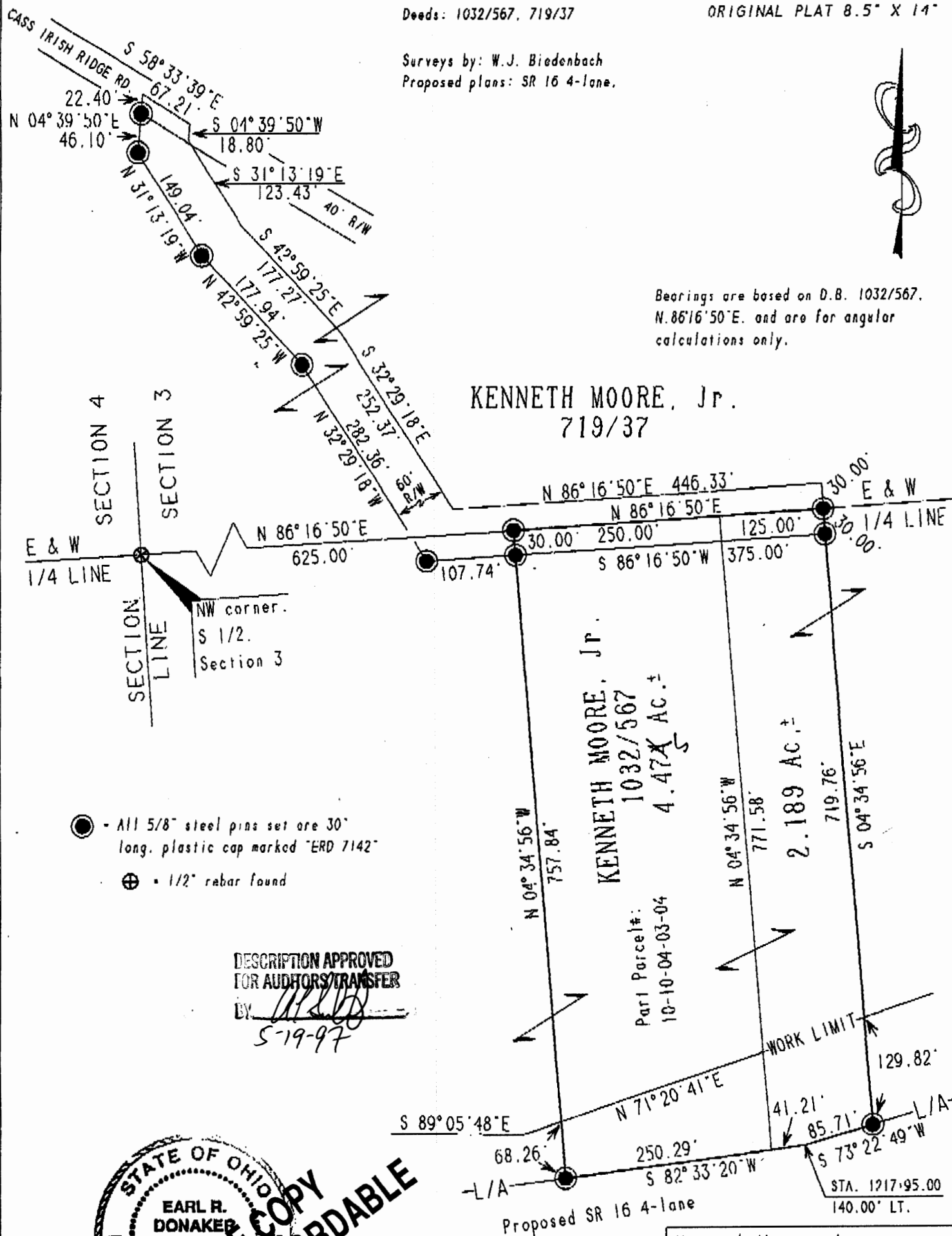
Pertinent documents: Tax maps:

Deeds: 1032/567, 719/37

Surveys by: W.J. Biedenbach
Proposed plans: SR 16 4-lane.

0 75 150 225 300
SCALE: 1" = 150'
ORIGINAL PLAT 8.5" X 14"

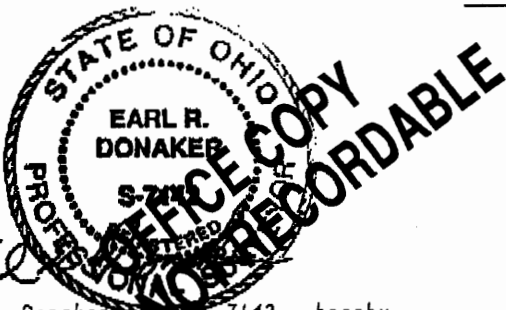
Bearings are based on D.B. 1032/567,
N. 86°16'50"E. and are for angular
calculations only.



- - All 5/8" steel pins set are 30" long, plastic cap marked "ERD 7142"
- ⊕ - 1/2" rebar found

DESCRIPTION APPROVED
FOR AUDITORS/TRANSFER

BY: *[Signature]*
5-19-97



I, Earl R. Donaker, P.S., 7142, hereby
certify this plat to represent a boundary
survey pursuant to Chapter 4733-37, Ohio
Administrative Code, and to be correct to
the best of my knowledge and belief.

"Remove not the old landmark." Proverbs 23:10

Kenneth Moore, Jr.
ACRES: 4.474 & 2.189
SW 1/4, SECTION 3
SECOND QUARTER, T 3 N.R 8 W.
UNITED STATES MILITARY LANDS
TOWNSHIP: CASS
COUNTY: MUSKINGUM, OHIO
MARCH, 1997
KM0708AA

Remove not the old landmark. Proverbs 23:10