

10-04-07-16

ADDRESS N/A

**Buckeye Land Surveying, Inc.**George W. Johnson  
Professional Land Surveyor

215 South Fifth Street, R. • Coshocton, Ohio 43812

(614) 622-4210

*"Service is more than a promise"*

JOHN M. KRICHBAUM

Real estate situated in the County of Muskingum, State of Ohio, and in the Township of Cass and bounded and described as follows:

Being a part of the Southwest Quarter of Section Seven (7) and being a part of the Northwest Quarter of Section Fourteen (14), in the Township Three (3), Range Eight (8), United States Military Tract and being more particularly described as follows:

Beginning at a concrete monument found at the Northeast corner of the Southwest Quarter of said Section Seven (7), said concrete monument found being the TRUE PLACE OF BEGINNING of the land herein described;

thence, with the East line of the Southwest Quarter of Section (7), S.00°17'00"W. a distance of 2,533.71 feet to a 3/4 inch iron pipe found on the North property line of the Consolidated Rail Corporation, (D.B.760, page 126);

thence, with the said North property line of Consolidated Rail Corporation, S.66°17'00"W. a distance of 1,377.58 feet to a point in Wakatomika Creek, passing a 3/4 inch iron pipe set at a distance of 1,336.15 feet, also passing from Section Seven (7) into Section Fourteen (14) at a distance of 372.54 feet;

thence, with the East property lines of Elmus Moore, (D.B.300, page 192 and D.B.767, page 119), and with the present (1982) Wakatomika Creek the following three courses:

1. thence, N.07°12'30"E. a distance of 129.91 feet to a point;
2. thence, N.28°56'30"E. a distance of 213.00 feet to a point;
3. thence, N.05°35'00"E. a distance of 92.72 feet to a point on the line between Section Fourteen (14) and Section Seven (7);

thence, with the East property lines of Harold Fawcett, (D.B.785, page 83 and D.B.471, page 410) and with the present (1982) Wakatomika Creek the following twelve courses:

1. thence, N.05°35'00"E. a distance of 417.28 feet to a point;
2. thence, N.24°37'00"E. a distance of 240.00 feet to a point;
3. thence, N.31°46'30"E. a distance of 322.50 feet to a point;
4. thence, N.37°17'00"E. a distance of 152.00 feet to a point;
5. thence, N.24°20'00"E. a distance of 100.00 feet to a point;
6. thence, N.11°42'30"E. a distance of 162.00 feet to a point;
7. thence, N.23°30'00"W. a distance of 162.50 feet to a point;
8. thence, N.33°40'00"W. a distance of 208.00 feet to a point;
9. thence, N.37°10'00"W. a distance of 104.00 feet to a point;
10. thence, N.50°10'00"W. a distance of 195.50 feet to a point;
11. thence, N.46°25'00"W. a distance of 402.00 feet to a point;
12. thence, N.50°32'00"W. a distance of 263.57 feet to a point;

thence, leaving said present (1982) Wakatomika Creek and with the North property line of Harold Fawcett, (D.B.471, page 410), S.60°47'20"W. a distance of 133.40 feet to a 3/4 inch iron pipe set;

thence, with the East property lines of Carl S. Lane, (D.B.608, page 104) and with the Old Wakatomika Creek Bed the following three courses:

1. thence, N.01°00'00"E. a distance of 259.00 feet to a 3/4 inch iron pipe set;
2. thence, N.64°24'00"W. a distance of 350.00 feet to a 3/4 inch iron pipe set;
3. thence, N.01°00'00"W. a distance of 100.00 feet to a 3/4 inch iron pipe set on the North line of the Southwest Quarter of Section Seven (7);

thence, with the North line of the Southwest Quarter of Section Seven (7), S.89°28'37"E. a distance of 1,985.94 feet to the TRUE PLACE OF BEGINNING containing 72.127 acres, more or less, and being subject to all easements of record.

The above 72.127 acre tract has 68.394 acres, more or less, in Section Seven (7) and 3.733 acres, more or less, in Section Fourteen (14).

The above bearings are based on D.B.824, Pg.230, Muskingum County Deed Records.

The above description is based on a survey made by Buckeye Land Surveying, Inc., George W. Johnson, R.S. #5222, in April, 1982.

DESCRIPTION APPROVED  
for Auditor's transfer

Sheet 1 of 2

By \_\_\_\_\_

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NOT RECORDABLE

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JOHN M. KRICHBAUM, cont'd.

There is also conveyed herein a right-of-way and easement for ingress and egress over lands in the Southeast Quarter of Section Seven (7), said land being reserved to the use of owners of the land in the Southwest Quarter of Section Seven (7), in a certain Deed from Emma Fawcett to the Penn Central & St. Louis Railway, dated January 7, 1901, and recorded in Deed Book 123, page 120, of the Muskingum County Deed Records, said roadway having been reserved for the use and enjoyment of the owner or owners of property lying in said Southwest Quarter, said roadway to connect with a like roadway 20 feet in width extending along the right-of-way and connecting with said county road on a line between said Sections Seven (7) and Eight (8), said use to exist until such time as the railway company shall by purchase of additional land lying North of said right-of-way provide an equally suitable and convenient lane or highway connecting with said county road. Said railway company to construct and maintain good and sufficient fences along each side of said 20 foot road or driveway. Reference is also made to the Deed from Byard Fawcett to the Penn Central and St. Louis Railway, dated June 25, 1901, and recorded in Book 124, page 555 of the Muskingum County Records, for a more particular description of said roadway. Reference is also made to the Deed from Emma Fawcett to the Penn Central and St. Louis Railway dated January 7, 1901, wherein said roadway was reserved out of said conveyances, said Deed being recorded in Deed Book 123, page 120, of said records.

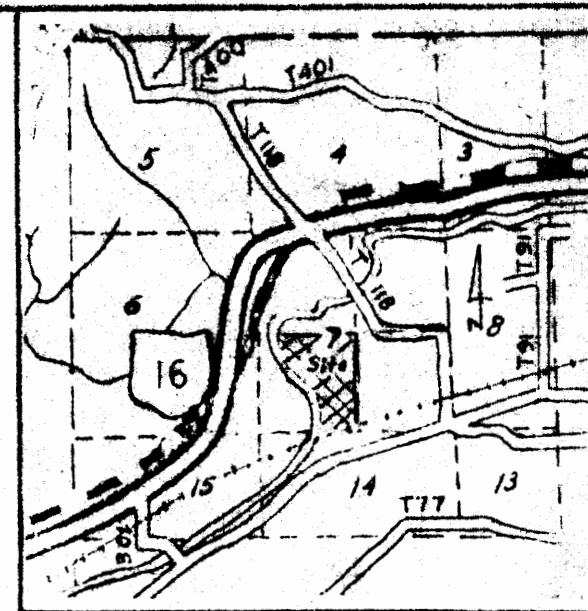
PRIOR REFERENCE: Being the same premises conveyed to John M. Krichbaum and James T. Carpenter, divorced and not remarried, and Shirley A. Carpenter, divorced and remarried, by Warranty Deed dated March 2, 1976 and recorded in Muskingum County Deed Records in Volume 723 at Page 125.

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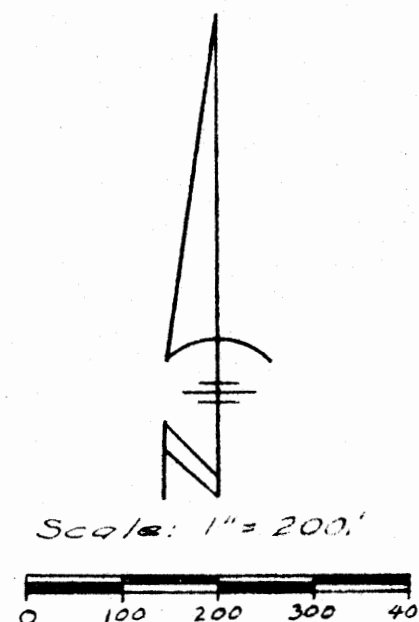
Sheet 2 of 2

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By \_\_\_\_\_



Location Map  
1" = 1 mi.



**NOTES:**

1. Bearings based on D.B. 824, Pg. 230
2. Twenty Foot Right of Way Easement was not surveyed.

**Legend**

- Points
- 3/4" Iron Pipes Set
- Iron Pins Found
- Concrete Monument Fd.
- Edge of Wakatomika Cr.
- Property Lines
- Center Line Of R.R.
- Right Of Way
- Section Lines

20.0 Foot Right Of Way And Easement  
For Ingress And Egress To School  
House Road # T-113.

417.28  
77.74  
510.00

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for Auditor's transfer  
By \_\_\_\_\_

JOHN M. KRICHBAUM

Being Part Of Southwest Quarter Of Section 7 And  
Being Part Of Northwest Quarter Of Section 14, In  
Township 3, Range 8, United States Military Tract,  
Situating In The County Of Muskingum, State Of Ohio,  
And In The Township Of Cass.  
Date: April, 1982

CARL S. LANE  
D.B. 608, Pg. 104

EDWARD A. BRILL  
D.B. 709, Pg. 4

LOREN H. & PATRICIA FAY KNIGELY  
D.B. 572, Pg. 478

C.M. Found  
NE Cor. Of S.W. Qtr.  
Of Section 7

CARL W. & MARY S. HANS  
D.B. 659, Pg. 225  
D.B. 659, Pg. 229

WILLIAM A. JENNINGS & DOUGLAS H. JENNINGS  
D.B. 824, Pg. 230

HAROLD R. FAWCETT  
D.B. 785, Pg. 83  
HAROLD FAWCETT  
D.B. 471, Pg. 410

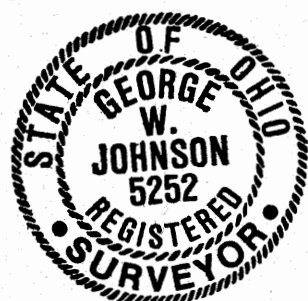
John M. Krichbaum  
D.B. 723, Pg. 125

Acreage Table	
Sect. 7	68.394
Sect. 14	3.733
Total	72.127

S.W. Qtr.  
Section 7  
Section 14  
N.W. Qtr.  
ELMUS MOORE  
D.B. 300, Pg. 192  
D.B. 767, Pg. 119

3.733 Ac.±

CONSOLIDATED RAIL CORPORATION  
D.B. 760, Pg. 126



I HEREBY CERTIFY THAT THE  
TRUE DELINEATION OF THE  
PROPERTY LINES SURVEYED BY  
GEORGE W. JOHNSON, No. 5252  
W. Johnson

**Buckeye Land Surveying, Inc.**

George W. Johnson 215 South Fifth Street, R. • Co. Columbus, Ohio 43202 (614) 522-4210  
Professional Land Surveyor "Service is more than a promise"