

Revised August 10, 2012

11.107 ACRE TRACT

Situated in the State of Ohio, County of Muskingum, Township of Cass, and being a part of the First Quarter, Township 3 North, Range 8 West of the United States Military Lands, being a part of Lot 5 of George Adams Subdivision as recorded in Plat Book 2, Page 6, and being part or all of the presently owned tracts by the following owners as recorded in the Muskingum County Recorder's Office, Muskingum County Ohio:

1. Cass Sewer and Water LLC, DR 1807-708 4.21 acre tract,
2. Madison Cass LLC, DR 1807-720 0.882 acre tract, DR 1807-723 0.769 acre tract, DR 1807-726 0.728 acre tract, DR 1817-179 0.06 acre tract, DR 1817-182 0.059 acre tract, DR 1817-185 0.08 acre tract, and DR 1807-729 11.193 acre tract:

Beginning, for Reference, at a spike found marking the southeast corner of Lot 5 of the George Adams Subdivision of record in Plat Book 2, page 6 of said Recorder's Records, and being the centerline intersection of Dresden Road – County Road 706 (50' wide) and Bottom Road – County Road 57 (40' wide); thence North  $87^{\circ}29'55''$  West, 392.25 feet on the southerly line of said Lot 5 and the south line of a 1.05 acre tract as conveyed to James Wilbur (DR. 756-108) passing a found axle at 260.03 feet in the southwest corner of Wilbur's land to a Mag Nail set in the centerline of the Bottom Road pavement, said Mag Nail being the northwest corner of a 0.033 acre tract as conveyed to Madison Cass LLC as recorded in DR 2355, Pg. 290, said Mag Nail being the southeast corner of a 0.154 acre tract (deed) as conveyed to Michael K. & Kimberlin M. Kullman as recorded in DR 1807, Pg. 702;

thence on a curve to the right with a Delta of  $9^{\circ}24'41''$ , a Radius of 182.15 feet, an Arc distance of 29.92 feet and a Chord bearing North  $44^{\circ}19'09''$  West, 29.89 feet, along the south line of said 11.193 acre tract, being the north line of said 0.154 acre tract, to a Mag Nail set;

thence following the Bottom Road pavement centerline, along the south line of said 11.193 acre tract, the south line of said 0.882 acre tract, being the north line of said 0.154 acre tract and the north line of a 0.16 acre tract as conveyed to Keith & Lori Cody as recorded in DR 1858, Pg. 185, North  $39^{\circ}37'09''$ , West 70.12 feet to a Mag Nail set, North  $36^{\circ}28'59''$  West 98.18 feet, to a Mag Nail set, and North  $37^{\circ}32'46''$  West 14.40 feet to a Mag Nail set, said Mag Nail being the True Point of Beginning:

thence North  $37^{\circ}32'40''$  West, 71.35 feet, along the south line of said 0.882 acre tract, being the north line of said 0.16 acre tract and the north line of a 1.78 acre tract as conveyed to Judy K. Swope as recorded in DR 1084, Pg. 123, to a Mag Nail set;

Description of 11.107 acre tract continued

thence North  $38^{\circ}54'40''$  West, 273.58 feet, along the centerline of said Bottom Rd. being the south line of said 0.769 acre tract, the south line of said 0.728 acre tract and the south line of said 4.21 acre tract, being the north line of said 1.78 acre tract, to a Mag Nail set in the west line of said Lot 5 being the southwest corner of said Cass Sewer and Water 4.21 acre tract and centerline of an abandoned railroad;

thence North  $12^{\circ}25'31''$  East, 754.98 feet along the said west line of Lot 5 to a  $\frac{3}{4}$ " iron pipe found said iron pipe being the northwest of the Cass Sewer and Water land;

thence South  $72^{\circ}30'00''$  East, 908.59 feet, passing an iron pin at 385.18 feet and 878.59 feet, along the north line of said 4.21 acre tract, the north line of said 11.193 acre tract, being the south line of a tract of land as conveyed to Sylvia Joan Aronhalt as recorded in DR 1109, Pg. 535, also being the north line of said Lot 5, being the south line of Lot 4 of said George Adams Subdivision, to a Mag Nail set in the centerline of Dresden Road;

thence South  $17^{\circ}30'24''$  West, 148.49 feet to a Mag Nail set in the centerline of said Dresden Road;

thence crossing said 11.193 acre tract, along a new division line, the following eleven (11) courses and distances:

North  $72^{\circ}29'35''$  West, 30.00 feet to an iron pin set;

with a curve to the left, Delta  $90^{\circ}00'00''$ , Radius 20.00 feet, Arc 31.42 feet, Chord North  $27^{\circ}29'35''$  West, 28.28 feet to an iron pin set;

North  $72^{\circ}29'35''$  West, 34.53 feet to an iron pin set;

with a curve to the left, Delta  $16^{\circ}43'13''$ , Radius 320.00 feet, Arc 93.38 feet, Chord North  $80^{\circ}51'12''$  West, 93.05 feet to an iron pin set;

North  $89^{\circ}12'48''$  West, 24.16 feet to an iron pin set;

with a curve to the right, Delta  $16^{\circ}42'48''$ , Radius 380.00 feet, Arc 110.85 feet, Chord North  $80^{\circ}51'24''$  West, 110.45 feet to an iron pin set;

North  $72^{\circ}30'00''$  West, 17.68 feet to a point;

South  $12^{\circ}25'31''$  West, 375.53 feet to an iron pin set;

North  $77^{\circ}34'29''$  West, 105.80 feet to an iron pin set;

Description of 11.107 acre tract continued

with a curve to the right, Delta 34°58'33", Radius 385.00 feet, Arc 235.02 feet, Chord South 33°36'03" West, 231.39 feet to a point;

South 51°05'20" West, 155.67 feet crossing into said 0.882 acre tract, to an iron pin set;

thence crossing said 0.882 acre tract, with a curve to the left, Delta 88°38'00", Radius 20.00 feet, Arc 30.94 feet, Chord South 06°46'20" West, 27.94 feet to an iron pin set;

thence South 52°27'20" West, 20.00 feet to the True Point of Beginning containing 483799 square feet or 11.107 acres, more or less, subject to all easements, conditions, restrictions, covenants, and provisions of record.

Bearings are based on the South line of Lot 5 being North 87°29'55" West. All iron pins set are 5/8" rebar, 30" long with yellow plastic cap stamped "J & J Surveying". All references to documents are recorded in the Muskingum County Recorder's Office. This description is based on an actual field survey performed by J & J Surveying under the direction of John W. Wetherill in November 2011.

Auditor's Parcel Number Acreage breakdown of the above referenced tracts:

Parcel Number 10-08-71-27-002, Cass Sewer & Water LLC, DR 1807, Page 708 all of 4.21 acres.

Auditor's Parcel Number 10-08-71-25-000, Madison Cass LLC, DR 1807, Page 729, 4.357 acres out of 11.193 acre tract.

Auditor's Parcel Number 10-08-71-27-000, Madison Cass LLC, DR 1807, Page 720, 0.849 acres out of 0.882 acre tract.

Auditor's Parcel Number 10-08-71-27-004 Madison Cass LLC, DR 1807, Page 723 all of 0.769 acre tract.

Auditor's Parcel Number 10-08-71-27-003 Madison Cass LLC, DR 1807, Page 726 all of 0.728 acre tract.

Auditor's Parcel Number 10-08-71-27-007, Madison Cass LLC, DR 1817, Page 185 all of 0.059 acre tract.

Auditor's Parcel Number 10-08-71-27-006, Madison Cass LLC, DR 1817, Page 182, all of 0.059 acre tract.

Auditor's Parcel Number 10-08-71-27-005, Madison Cass LLC, DR 1817, Page 179, all of 0.076 acres.

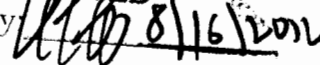


John W. Wetherill P.S. 7811

8/15/12

Date

DESCRIPTION  
APPROVED

By  8/16/2012



