

Warranty Deed

Know all Men by these Presents

That **CASS WATER AND SEWER, By Edward Bischoff, It's President**, for valuable consideration paid, grant, with general warranty covenants, to **MADISON CASS, L.L.C.**, whose tax mailing address is _____ for the following real property:

Being a Part of an original 4.405 acres tract conveyed to Cass Sewer and Water in Deed Record 1807-708 of the Recorder's Records, Muskingum County, Ohio and being in the First Quarter of Township 3 Range 8, U.S. Military Lands, Cass Township, Muskingum County, Ohio said 0.076 Acre Tract being more particularly described as follows:

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 intersection of the centerlines of Dresden Road - County Road 706 and Bottom Road - County Road 57;

thence North 87 degrees 29' 55" West 392.27 feet, in the southerly line of said Lot 5, to the centerline of Bottom Road;

thence in a curve to the right with a Delta of 9 degrees 24' 27", a Radius of 182.15 feet, an Arc distance of 29.91 feet and a Chord bearing North 44 degrees 19' 27" West 29.87 feet, to a point;

thence North 39 degrees 37' 09" West 70.12 feet, in the centerline of Bottom Road to a point;

thence North 36 degrees 28' 59" West 98.18 feet, in said centerline, to a point;

thence North 37 degrees 32' 40" West 85.75 feet, in said centerline to a point;

thence North 38 degrees 54' 40" West 196.74 feet, in said centerline to a point;

thence North 12 degrees 25' 31" East 314.76 feet, to an iron pin set marking the Place of Beginning of the herein described 0.076 Acres Tract;

thence continuing North 12 degrees 25' 31" East 30.12 feet, to an iron pin set;

thence South 72 degrees 30' 00" East 112.14 feet, to an iron pin set;

thence South 17 degrees 50' 56" West 30.00 feet to an iron pin set;

thence North 72 degrees 30' 00" West 109.30 feet to the Place of Beginning containing 0.076 acre core or less.

Bearings are based on the north line of the 4.405 acre being South 72 degrees 30' 00" East as shown in said Deed Record 1807-708. This description is based on the results of a field survey in October, 2003 by Bischoff Miller & Assoc. LLC

**OFFICE COPY
NOT RECORDABLE**

Auditor's Parcel Number: Part of 10-08-71-27-~~000~~⁰⁰²

Prior Instrument Reference: Volume _____, Page _____.

DESCRIPTION APPROVED
FOR AUDITORY TRANSFER
BY APB
10-30-003

parcel #
10-08-71-27-005

FIRST QUARTER, TOWNSHIP 3, RANGE 8,
U.S. MILITARY LANDS,
CASS TWP., MUSKINGUM COUNTY, OHIO

LOT 4

CASS SEWER
AND WATER
DR 1807-708
Original 4.405 Acres

S72°30'00"E
523.41'

0.076 ACRE
SURVEY

LOT 5

BEDFORD PLACE LLC
DR 1152-996
10.08 ACRES

Abandoned Railroad

PLACE OF
BEGINNING

BOTTOM ROAD
CO. RD. 57

BREITHAUP LUMBER
COMPANY
DR 1807-726
0.728 ACRES

DRESDEN RD.
CO. RD. 706

N37°32'40"W
85.75'

N36°28'59"W
98.18'

N39°37'09"W
70.12'

KEITH & LOR
CODY
DR 1162-125

GEORGE L
HELBLING
DR 1152-989
Original 2.873
Acres

$\Delta = 9^{\circ}24'27''$
 $R = 182.15'$
 $ARC = 29.91'$
 $CH = 29.87'$
 $N44^{\circ}19'27''W$

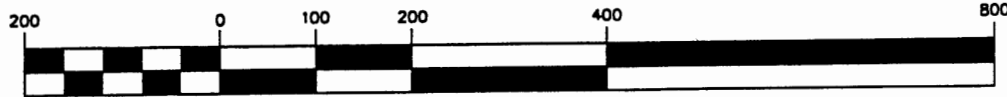
M.K. & K.M.
KULLMAN
DR 1089-161

REFERENCE BEGINNING
SE CORNER-LOT 5
GEORGE ADAMS SUB.
P.B. 2, P.6

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY *[Signature]*
10-30-2003

BEARINGS ARE BASED ON THE
NORTH LINE OF THE 16.84 ACRE TRACT
BEING SOUTH 72° 30' 00" EAST AS
SHOWN IN DEED REFERENCE 1152-993

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

PT. 10-08-71-27-002

CERTIFICATION OF SURVEYOR

I HEREBY CERTIFY THAT BISCHOFF, MILLER AND ASSOCIATES, LLC MADE A FIELD SURVEY OF THE PREMISES IN OCTOBER, 2003, AND THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. IRON PINS SET ARE 5/8" REBAR, 30 INCHES LONG WITH A YELLOW IDENTIFICATION CAP BEARING "BISCHOFF & ASSOC".

[Signature] 10-29-03
GARY L. ELSWICK REGISTERED SURVEYOR NO. S-6395 DATE



REVISED 10/29/03

BISCHOFF MILLER & ASSOCIATES, LLC
Consulting Engineers & Surveyors
1251 DUBLIN ROAD
COLUMBUS, OHIO 43215-7000
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