

Warranty Deed

Know all Men by these Presents

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

**OFFICE COPY
NOT RECORDABLE**

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 0.059 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 17 degrees 50' 56" East 422.38 feet, to an iron pin set at the Place of Beginning of the herein described 0.059 acres tract;

thence North 72 degrees 30' 00" West 85.00 feet, to an iron pin set;

thence North 17 degrees 50' 56" East 30.00 feet, to an iron pin set;

thence South 72 degrees 30' 00" East 85.00 feet, to an iron pin set;

thence South 17 degrees 50' 56" West 30.00 feet, too the Place of Beginning containing 0.059 acres more 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.

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

Prior Instrument Reference: Volume _____, Page _____.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY
10-30-2003

PT 10-08-71-27-006

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

0.059 ACRE
SURVEY

LOT 5

BEDFORD PLACE LLC
DR 1152-996
10.08 ACRES

Abandoned Railroad

BOTTOM ROAD
CO. RD. 57

PLACE OF
BEGINNING

BREITHAUP LUMBER
COMPANY
DR 1807-723
0.769 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 & LORI
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

GRAPHIC SCALE



(IN FEET)

1 inch = 200 ft.

PT. 10-08-71-27-002

CERTIFICATION OF SURVEYOR

I HEREBY CERTIFY THAT BISCHOFF, MILLER & 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 PIPES SET IN THE 50' REBAR ARE IDENTIFIED WITH A YELLOW IDENTIFICATION TAG MARKING "BISCHOFF, MILLER & ASSOCIATES, LLC".



REVISED: 10/29/03

BISCHOFF MILLER &
ASSOCIATES, LLC
Consulting Engineers & Surveyors
1251 DUBLIN ROAD
COLUMBUS, OHIO 43215-7000
PHONE: (614)481-4150
FAX: (614)481-4199

GARY L. ELSWICK REGISTERED SURVEYOR NO. S-6395

DATE 10-29-03