

## Tract 1

Situated in Lot 9, Lot 10 and Lot 11 in the 3<sup>rd</sup> Quarter and Lot 5 and Lot 14 in the 4<sup>th</sup> Quarter of Township 3 North, Range 8 West of the United States Military Lands, Cass Township, Muskingum County, Ohio (being part (3.3330 acres of the First Parcel (Aud. Par. #10-10-34-41-27-000, part); the remainder (22.2716 acres) of the Second Parcel (Aud. Par. #10-10-30-41-25-000, all); the remainder (5.4600 acres) of the Third Parcel (Aud. Par. #10-10-30-41-26-000, all); part (0.1404 acres) of the Fourth Parcel (Aud. Par. # 10-10-34-41-29-000, part); the remainder (71.0502 acres) of the Fifth Parcel (Aud. Par. #10-10-30-41-28-000, all); the remainder (46.0987 acres) of the Sixth Parcel (Aud. Par. #10-10-30-41-27-000, all); all (12.0028 acres) of the Seventh Parcel (Aud. Par. #10-10-30-41-18-000, all) of the property conveyed to Mitchell C. and Gail Taylor by a deed recorded in Deed Book 1157, page 912 and part (14.6433 acres) of a tract conveyed to Mitchell C. and Gail E. Taylor by a deed recorded in Deed Book 1086, page 502 ( Aud. Par. #10-10-34-41-26-000, part) and being further bounded and described as follows:

Beginning at a stone found at the Northwest corner of the aforementioned Lot 10;

thence North 89° 37' 34" East, along the North line of said Lot 10, a distance of 2349.00 feet to an iron pin set;

thence South 00° 51' 13" East, along the East line of said Lot 10, a distance of 13.16 feet to a  $\frac{5}{8}$  inch rebar found at the Northwest corner of the aforementioned Lot 5;

thence South 89° 55' 59" East, along the North line of said Lot 5, a distance of 181.42 feet to an iron pin set;

thence South 32° 46' 40" East, through the aforementioned Taylor (D. B. 1086 – 502) tract, a distance of 1033.15 feet to a  $\frac{5}{8}$  inch rebar found;

thence South 48° 03' 55" West, along the North line of a tract conveyed to Stephen R. and Beth A. Miller by a deed recorded in Deed Book 1161, page 71, a distance of 735.63 feet to a  $\frac{5}{8}$  inch rebar found;

thence South 00° 51' 07" East, along the West line of said Miller tract and passing an iron pin set at a distance of 920.03 feet, a total distance of 950.03 feet to a point in the center of Dutch Hill Road (T. R. 80);

thence South 57° 24' 53" West, along the center of Dutch Hill Road (T. R. 80), a distance of 68.15 feet to a point;

thence South 63° 15' 42" West, continuing along the center of Dutch Hill Road (T. R. 80), a distance of 93.80 feet to a point;

thence South 55° 24' 19" West, continuing along the center of Dutch Hill Road (T. R. 80), a distance of 19.90 feet to a point;

thence North 01° 44' 50" West, along the East line of the aforementioned Lot 10 and the West line of the aforementioned Lot 5 and along the East line of a tract conveyed to Jeffrey L. and Jennifer L. Roquemore by a deed recorded in Deed Book 1711, page 153 and passing an iron pin set at a distance of 30.00 feet, a total distance of 916.81 feet to a  $\frac{5}{8}$  inch rebar found;

thence South 70° 39' 43" West, along the Northerly line of said Roquemore tract, a distance of 667.82 feet to a  $\frac{5}{8}$  inch rebar found;

thence South 43° 22' 00" West, continuing along the Northerly line of said Roquemore tract, a distance of 705.57 feet to a  $\frac{5}{8}$  inch rebar found;

thence South 45° 55' 03" East, along the Southerly line of said Roquemore tract, a distance of 996.72 feet to a  $\frac{5}{8}$  inch rebar found;

thence South 69° 33' 48" East, continuing along the Southerly line of said Roquemore tract, a distance of 199.80 feet to a  $\frac{5}{8}$  inch rebar found;

thence North 81° 31' 00" East, continuing along the Southerly line of said Roquemore tract, and passing a  $\frac{5}{8}$  inch rebar found at a distance of 246.53 feet, a total distance of 274.63 feet to a point in the center of North Morrison Road (T. R. 91);

thence South 00° 29' 02" East, along the center of North Morrison Road (T. R. 91), a distance of 102.10 feet to a point;

thence South 01° 05' 42" East, continuing along the center of North Morrison Road (Township Road 91), a distance of 460.59 feet to a point;

thence South 89° 40' 09" West, along the North line of a tract conveyed to Thomas A. and Amy L. Wilcox by a deed recorded in Deed Book 1734, page 873, a distance of 173.20 feet to a point;

thence with a curve to the right having a radius of 290.17 feet; a chord bearing and distance of North 80° 33' 15" West 98.55 feet; a central angle of 19° 33' 15"; and a tangent distance of 50.00 feet; an arc distance of 99.03 feet to a point;

thence North 72° 33' 07" West, continuing along the North line of the aforementioned Wilcox tract and along the North line of a tract conveyed to Chad and Billie J. James by a deed recorded in Deed Book 1869, page 910, a distance of 486.42 feet to a point;

thence continuing along the North line of said James tract with a curve to the left having a radius of 100.00 feet; a chord bearing and distance of South 83° 33' 56" West 78.24 feet; a central angle of 46° 03' 30"; and a tangent distance of 42.51 feet; an arc distance of 80.39 feet to a point;

thence South 61° 32' 25" West, continuing along the North line of the aforementioned James tract, a distance of 309.11 feet to a point;

thence continuing along the North line of said James tract and along the North line of a tract conveyed to Richard E. and Sheila M. Duemmel by a deed recorded in Deed Book 1839, page 66 with a curve to the right having a radius of 117.62 feet; a chord bearing and distance of North 75° 13' 54" West 155.66 feet; a central angle of 82° 51' 42"; and a tangent distance of 103.81 feet; an arc distance of 170.10 feet to a point;

thence North 35° 35' 37" West, continuing along the Northerly line of said Duemmel tract, a distance of 371.20 feet to a point;

thence North 15° 24' 25" West, along the East line of a tract conveyed to Randall L. and Angela K. Stotts by a deed recorded in Deed Book 1161, page 17 and passing an iron pin set at a distance of 60.00 feet, a total distance of 528.54 feet to a <sup>5</sup>/<sub>8</sub> inch rebar found;

thence North 51° 08' 30" West, continuing along the Northerly line of the aforementioned Stotts tract, a distance of 387.71 feet to a <sup>5</sup>/<sub>8</sub> inch rebar found;

thence South 67° 21' 54" West, continuing along the Northerly line of the said Stotts tract, a distance of 631.05 feet to a <sup>5</sup>/<sub>8</sub> inch rebar found at the Southwest corner of the aforementioned Lot 10;

thence South 89° 43' 59" West, along the South line of the aforementioned Lot 9, a distance of 391.38 feet to an iron pin set;

thence North 00° 25' 37" West, along the East line of a tract conveyed to Paul L. and Donna L. Dawson by a deed recorded in Deed Book 900, page 184, a distance of 1327.46 feet to a <sup>5</sup>/<sub>8</sub> inch rebar found;

thence North 89° 44' 56" East, along the South line of a tract conveyed to James M. and Michelle E. Hoffer by deeds recorded in Deed Book 1973, page 746 and Deed Book 1973, page 748, a distance of 396.39 feet to a <sup>5</sup>/<sub>8</sub> inch rebar found;

thence North 01° 41' 52" East, along the East line of the aforementioned Hoffer tract, a distance of 1318.23 feet to the place of beginning.

Containing 175.0000 acres, subject to all legal road right of way and any valid and existing easements, restrictions, leases or other conditions of record.

The above described 175.0000 acre tract is also subject to the following Right-of-Way for Ingress & Egress and Utilities:

Beginning for a point of reference at the Northwest corner of the aforementioned Lot 11;

thence North 67° 21' 54" East, along the North line of a tract conveyed to Randall L. and Angela K. Stotts by a deed recorded in Deed Book 1161, page 17, a distance of 631.05 feet to a  $\frac{5}{8}$  inch rebar found;

thence South 51° 08' 30" East, continuing along the North line of said Stotts tract, a distance of 387.71 feet to a  $\frac{5}{8}$  inch rebar found;

thence South 15° 24' 25" East, along the East line of said Stotts tract, a distance of 468.54 feet to an iron pin set, **being the true place of beginning of this Right-of-Way;**

thence the following eight (8) courses through the aforementioned Taylor (D.B. 1157 –912, Second Parcel) tract :

- 1) with a curve to the right having a radius of 60.00 feet; a chord bearing and distance of South 42° 37' 07" East 106.72 feet; a central angle of 125° 34' 31"; and a tangent distance of 116.68 feet; an arc distance of 131.50 feet to a point;
- 2) with a curve to the left having a radius of 20.00 feet; a chord bearing and distance of South 07° 42' 29" East 18.71 feet; a central angle of 55° 45' 58"; and a tangent distance of 10.58 feet; an arc distance of 19.47 feet to a point;
- 3) South 35° 35' 37" East, a distance of 305.06 feet to a  $\frac{5}{8}$  inch rebar found;
- 4) with a curve to the left having a radius of 92.62 feet; a chord bearing and distance of South 74° 44' 46" East 122.59 feet; a central angle of 82° 51' 42"; and a tangent distance of 81.75 feet; an arc distance of 133.96 feet to  $\frac{5}{8}$  inch rebar found;
- 5) North 61° 32' 55" East, a distance of 309.11 feet to a  $\frac{5}{8}$  inch rebar found;
- 6) with a curve to the right having a radius of 125.00 feet; a chord bearing and distance of North 83° 45' 03" East 97.74 feet; a central angle of 46° 01' 40"; a tangent distance of 53.10 feet; and an arc distance of 100.42 feet to  $\frac{5}{8}$  inch rebar found;
- 7) South 72° 33' 07" East a distance of 486.42 feet to a  $\frac{5}{8}$  inch rebar found;
- 8) with a curve to the left having a radius of 265.17 feet; a chord bearing and distance of South 80° 28' 43" East 90.82 feet; a central angle of 19° 43' 14"; and a tangent distance of 46.09 feet; an arc distance of 91.27 feet to a point;
- 9) North 89° 40' 09" East a distance of 172.87 feet to a point in the center of North Morrison Road (Township Road 91);

thence South 01° 05' 42" East, along the center of North Morrison Road ( Township Road 91), a distance of 25.01 feet to a point;

thence South 89° 40' 09" West, along the North line of a tract conveyed to Thomas A. and Amy L. Wilcox by a deed recorded in Deed Book 1734, page 873, a distance of 173.20 feet to a point;

thence continuing along the North line of said Wilcox tract with a curve to the right having a radius of 290.17 feet; a chord bearing and distance of North 80° 33' 15" West 98.55 feet; a central angle of 19° 33' 15"; and a tangent distance of 50.00 feet; an arc distance of 99.03 feet to a point;

thence North 72° 33' 07" West, continuing along the North line of said Wilcox tract and along the North line of a tract conveyed to Chad and Billie J. James by a deed recorded in Deed Book 1869, page 910, a distance of 486.42 feet to a point;

thence continuing along the North line of said James tract with a curve to the left having a radius of 100.00 feet; a chord bearing and distance of South 83° 33' 56" West 78.24 feet; a central angle of 46° 03' 30"; and a tangent distance of 42.51 feet; an arc distance of 80.39 feet to a point;

thence South 61° 32' 25" West, continuing along the North line of the aforementioned James tract, a distance of 309.11 feet to a point;

thence continuing along the North line of said James tract and along the North line of a tract conveyed to Richard E. and Sheila M. Duemmel by a deed recorded in Deed Book 1839, page 66 with a curve to the right having a radius of 117.62 feet; a chord bearing and distance of North 75° 13' 54" West 155.66 feet; a central angle of 82° 51' 42"; and a tangent distance of 103.81 feet; an arc distance of 170.10 feet to a point;

thence North 35° 35' 37" West, continuing along the Northerly line of said Duemmel tract, a distance of 371.20 feet to a point;

thence North 15° 24' 25" West, along the Easterly line of the aforementioned Stotts, tract a distance of 60.00 feet to the place of beginning.

Also to conveyed herewith is a Right-of-Way for Ingress and Egress and Utilities over the following described tract:

Beginning for a point of reference at the Northwest corner of the aforementioned Lot 11;

thence North 67° 21' 54" East, along the North line of a tract conveyed to Randall L. and Angela K. Stotts by a deed recorded in Deed Book 1161, page 17, a distance of 631.05 feet to a  $\frac{5}{8}$  inch rebar found;

thence South 51° 08' 30" East, continuing along the North line of said Stotts tract, a distance of 387.71 feet to a  $\frac{5}{8}$  inch rebar found;

thence South 15° 24' 25" East, along the East line of said Stotts tract, a distance of 468.54 feet to an iron pin set, **being the true place of beginning of this Right-of-Way;**

thence continuing South 15° 24' 25" East, along the East line of said Stotts tract, a distance of 60.00 feet to a point;

thence South 35° 35' 37" East, along Northerly line of a tract conveyed to Richard E. and Sheila M. Duemmel by a deed recorded in Deed book 1839, page 66, a distance of 371.20 feet to a point;

thence continuing along the North line of the aforementioned Duemmel tract and along a tract conveyed to Chad and Billie J. James by a deed recorded in Deed Book 1869, page 910 with a curve to the left having a radius of 117.62 feet; a chord bearing and distance of South 75° 13' 54" East 155.66 feet; a central angle of 82° 51' 42"; and a tangent distance of 103.81 feet; an arc distance of 170.10 feet to a point;

thence North 61° 32' 25" East, continuing along the North line of the aforementioned James tract, a distance of 309.11 feet to a point;

thence continuing along the North line of the said James tract with a curve to the right having a radius of 100.00 feet; a chord bearing and distance of North 83° 33' 56" East 78.24 feet; a central angle of 46° 03' 30"; and a tangent distance of 42.51 feet; an arc distance of 80.39 feet to a point;

thence South 72° 33' 07" East, continuing along the North line of the said James tract and along the North line of a tract conveyed to Thomas A. and Amy L. Wilcox by a deed recorded in Deed Book 1734, page 873, a distance of 486.42 feet to a point;

thence continuing along the North line of said Wilcox tract with a curve to the left having a radius of 290.17 feet; a chord bearing and distance of South 80° 33' 15" East 98.55 feet; a central angle of 19° 33' 15"; and a tangent distance of 50.00 feet; an arc distance of 99.03 feet to a point;

thence North 89° 40' 09" East, continuing along the North line of said Wilcox tract, a distance of 173.20 feet to a point in the center of North Morrison Road (Township Road 91);

thence South 01° 10' 34" East, along the center of North Morrison Road (Township Road 91), a distance of 25.00 feet to a point;

thence South 89° 40' 09" West, through the aforementioned Wilcox tract, a distance of 173.57 feet to a  $\frac{5}{8}$  inch rebar found;

thence continuing through the aforementioned Wilcox tract with a curve to the right having a radius of 315.17 feet; a chord bearing and distance of North 80° 37' 07" West 106.27 feet; a central angle of 19° 24' 45"; and a tangent distance of 53.91 feet; an arc distance of 106.78 feet to a  $\frac{5}{8}$  inch rebar found;

thence North 72° 33' 07" West, continuing through the said Wilcox tract and through the aforementioned James tract, a distance of 486.42 feet to a  $\frac{5}{8}$  inch rebar found;

thence continuing through the said James tract with a curve to the left having a radius of 75.00 feet; a chord bearing and distance of South 83° 15' 26" West 58.74 feet; a central angle of 46° 06' 18"; and a tangent distance of 31.92 feet; an arc distance of 60.36 feet to a  $\frac{5}{8}$  inch rebar found;

thence South 61° 32' 25" West, continuing through the said James tract, a distance of 309.11 feet to a  $\frac{5}{8}$  inch rebar found;

thence continuing through the said James tract and through the aforementioned Duemmel tract with a curve to the right having a radius of 142.62 feet; a chord bearing and distance of North 75° 32' 44" West 188.74 feet; a central angle of 82° 52' 00"; and a tangent distance of 125.87 feet; an arc distance of 206.25 feet to a  $\frac{5}{8}$  inch rebar found;

thence North 35° 35' 37" West, continuing through the said Duemmel tract, a distance of 305.06 feet to a point;

thence continuing through the said Duemmel tract with a curve to the left having a radius of 20.00 feet; a chord bearing and distance of North 63° 28' 45" West 18.71 feet; a central angle of 55° 45' 11"; and a tangent distance of 10.58 feet; an arc distance of 19.47 feet to a point;

thence continuing through said Duemmel tract and through the aforementioned Stotts tract with a curve to the right having a radius of 60.00 feet; a chord bearing and distance of North 08° 23' 13" West 119.09 feet; and a central angle of 165° 57' 33"; an arc distance of 173.78 feet to the place of beginning.

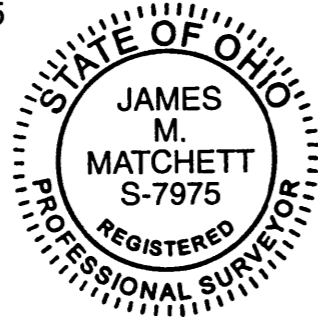
The bearings used in this description are based on the bearings in the deed to Richard E. and Sheila M. Duemmel as recorded in Deed Book 1839, page 66. Pertinent documents are all deeds mentioned; tax map; three (3) survey plats prepared by David E. Brinckley, II, Reg. Surv. #7879, for Mitchell and Gail Taylor – two (2) dated September 9, 1999 and one (1) dated October 1, 1999; one (1) survey plat prepared by David E. Brinckley, II, Reg. Surv. #7879, for Larry Neff dated January 12, 2003; three (3) survey plats prepared by Stephen M. Bowman, Reg. Surv. #7135, -two (2) for Mitchell Taylor, one (1) dated July 16, 2002 and one (1) dated July 17, 1995 and one (1) for Delores McMillen dated November 08, 1993; and four (4) survey plats prepared by James M. Matchett, Reg. Surv. #7975, for Mitchell Taylor dated July 11, 2003. All iron pins described as set are  $\frac{5}{8}$  inch diameter, 30 inches long, solid reinforcing bars with plastic identification

caps. All mention of Deed Books refers to records on file in the Muskingum County Recorder's Office.

This description was prepared by James M. Matchett, Reg. Surveyor #7975, from an actual field survey made under my supervision during June of 2007.

**OFFICE COPY**  
~~**NOT RECORDABLE**~~

James M. Matchett, Reg. Surv. #7975  
June 23, 2007



JN 3551-05-07

APPROVED FOR CLOSURE

*[Handwritten signature]*

EXEMPT FROM  
PLANNING COMMISSION

*[Handwritten signature]*



APPROVED FOR CLOSURE

*[Handwritten Signature]* 7/2/2007

EXEMPT FROM PLANNING COMMISSION

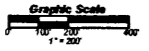
*[Handwritten Signature]* 7/2/2007

Tract 1 - Situated in Lot 9, Lot 10 and Lot 11, in the 2nd Cr., of T 3N, R 8W, U.S.M.L. and in Lot 5 and Lot 14 in the 4th Cr., of T 3N, R 8W, U.S.M.L. Cass Township, Muskingum County, Ohio

Being part (2.2320 acres) of the First Parcel (Aud. Par. #10-10-34-41-27-000, part), the remainder (22.2718 acres) of the Second Parcel (Aud. Par. #10-10-30-41-25-000, all), the remainder (5.4000 acres) of the Third Parcel (Aud. Par. #10-10-30-41-25-000, all), part (0.1404 acres) of the Fourth Parcel (Aud. Par. #10-10-34-41-28-000, part), the remainder (71.0502 acres) of the Fifth Parcel (Aud. Par. #10-10-30-41-25-000, all), the remainder (6.0867 acres) of the Sixth Parcel (Aud. Par. #10-10-30-41-27-000, all), and all (12.0000 acres) of the Seventh Parcel (Aud. Par. #10-10-30-41-25-000, all) of the property conveyed to Mitchell C. and Gail Taylor by a deed recorded in Deed Book 1157, page 912 and part (14.6433 acres) of a tract conveyed to Mitchell C. and Gail E. Taylor by a deed recorded in Deed Book 1096, page 502, (Aud. Par. #10-10-34-41-28-000, part)

Tract 2 - Situated in Lot 5 in the 4th Cr., of T 3N, R 8W, U.S.M.L. Cass Township, Muskingum County, Ohio

Being part (23.0000 acres) of a tract conveyed to Mitchell C. and Gail E. Taylor by a deed recorded in Deed Book 1096, page 502, (Aud. Par. #10-10-34-41-28-000, part)



**Legend**

- Iron Pin Found, 5/8" size (unless shown otherwise)
- Iron Pin Set, 5/8" x 3" size (with owner's identification cap)

**Bearing Reference**

The bearings shown on this plat are based on the bearings in the deed to Richard E. & Sheila M. Duzend as recorded in Deed Book 1834, page 88.

**Permitted Documents**

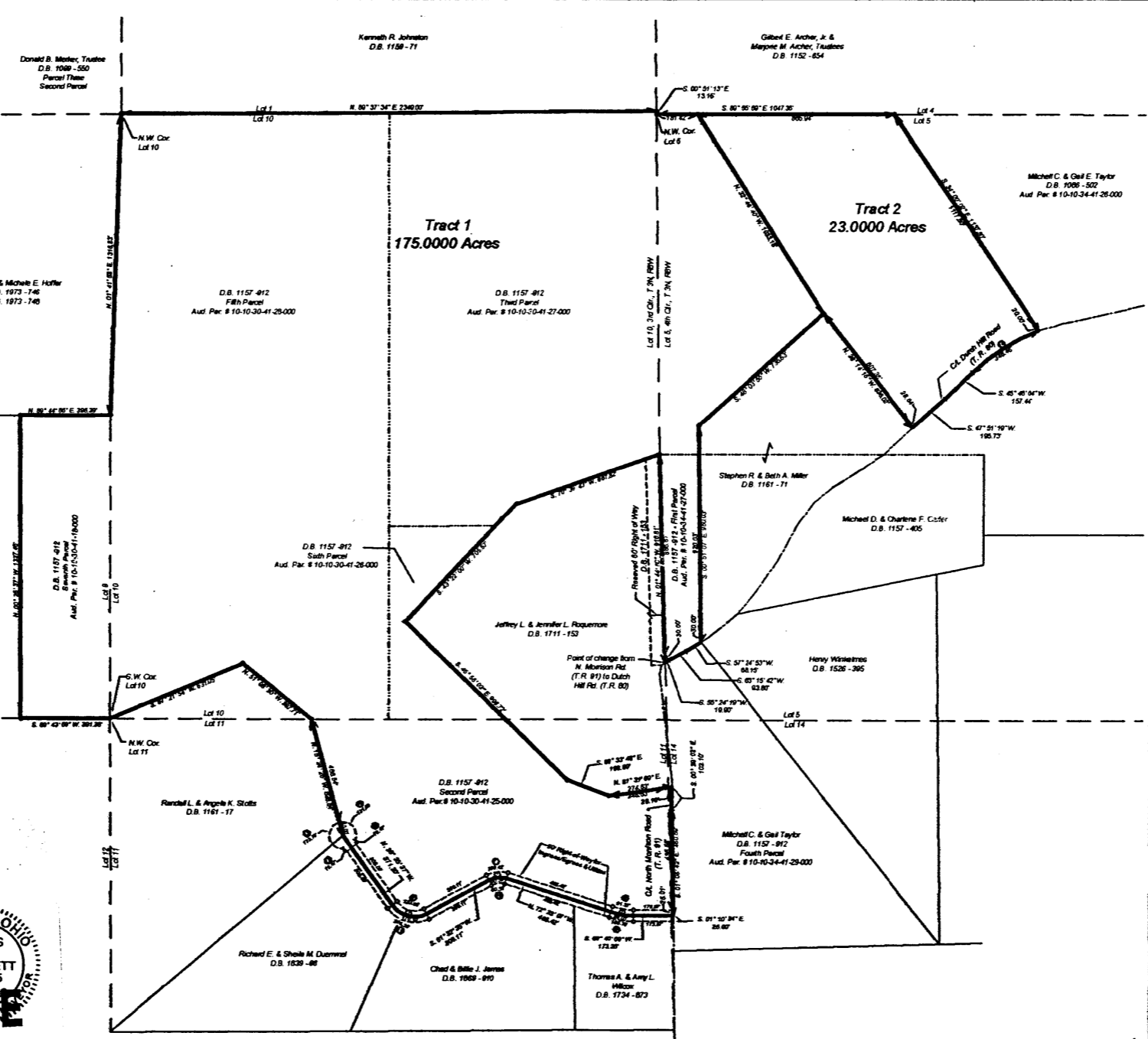
Deeds as shown: Tax Map, three (3) survey plats prepared by David E. Binchey A. Reg. Surv. #7870, for Mitchell and Gail Taylor - two (2) dated September 1, 1990 and one (1) October 1, 1992; one (1) survey plat prepared by David E. Binchey A. Reg. Surv. #7870, for Larry and Gail dated January 12, 2003; three (3) survey plats prepared by Stephen H. Duzend, Reg. Surv. #1135, - one (1) for Mitchell Taylor, one (1) dated July 10, 2002 and one dated July 12, 1992; and one (1) for Dorena McGinn dated November 08, 1982; and four (4) survey plats prepared by James M. Matchett, Reg. Surv. #7975, for Mitchell Taylor dated July 11, 2002.

**Curve Data**

#	Radius	Arc	Chord	Len.	Δ	
1	200.17'	90.53'	N. 80° 31' 15" W.	98.25'	90.00'	10° 32' 55"
2	190.00'	80.30'	S. 80° 32' 00" W.	78.24'	42.01'	46° 10' 30"
3	117.02'	178.30'	N. 73° 12' 54" W.	128.08'	193.81'	82° 52' 42"
4	60.00'	131.50'	S. 42° 37' 00" E.	100.72'	148.89'	129° 34' 34"
5	30.00'	164.57'	S. 67° 32' 28" E.	102.58'	157.45'	107° 45' 00"
6	62.82'	133.80'	S. 74° 44' 40" E.	122.88'	177.70'	102° 01' 02"
7	125.00'	100.42'	N. 60° 40' 00" E.	87.74'	105.10'	28° 18' 40"
8	255.17'	81.77'	S. 80° 40' 00" E.	40.82'	68.85'	107° 45' 00"
9	315.17'	108.78'	N. 80° 37' 07" W.	108.27'	158.89'	107° 35' 00"
10	75.00'	60.20'	S. 82° 10' 28" W.	68.74'	31.52'	68° 10' 00"
11	142.02'	200.22'	N. 73° 52' 44" W.	168.14'	238.87'	82° 52' 42"
12	20.00'	19.47'	N. 82° 28' 43" W.	18.71'	18.88'	60° 00' 00"
13	60.00'	173.78'	N. 60° 02' 12" W.	178.89'	199.78'	107° 35' 00"
14	878.57'	348.48'	S. 57° 52' 28" W.	343.89'	578.89'	20° 00' 00"



**OFFICE COPY NOT RECORDABLE**



Boundary Survey for Mitch Taylor

Scale: 1" = 200'  
 Drawn by: JMM  
 Checked by: JMM  
 Job No.: 35410502  
 Date: 06.26.07

234 South 3rd  
 Coshocton, Ohio 43812  
 Phone: (740) 222-1799  
 Fax: (740) 222-1799  
 Email: mitch@mcchens.com



No.	Revision	Date