

37.71 Acre Parcel of Charles Mitchell Property in Dresden

Situated in the State of Ohio, County of Muskingum, Township of Cass, part of Quarter Township 1, and the Town of Dresden, being part of Quarter Township 1 and Quarter Township 4, Township 3, Range 8, United States Military Lands, and being all of the lands presently owned by Charles Mitchell Jr. and Carol J. Mitchell, Revocable Trust, as per DR 671-287, DR †106-524, and DR 1106-526, and being more particularly described as follows:

Beginning for reference and the principal place of beginning at an iron pipe found at the southeast corner of Lot 45, of a survey by Joseph Fisher, dated August 1875, per Deed Book H, Page 270, and being the southwest corner of lands presently owned by D. K. and A. M. Thomas(OR 1154-28);

Thence along the south line of said Thomas lands, South 86 degrees 23 minutes 14 seconds East 55.58 feet to an iron pin found on the northwest corner of lands presently owned by Martin Farms Partnership(OR 1601-78);

Thence along said partnership lands, South 22 degrees 16 minutes 38 seconds East of 216.24 feet to a point;

Thence along said partnership lands and lands presently owned by the Martin Farms Partnership(OR 1161-392) and McCoy Plaza Partnership(DR 1084-377), South 23 degrees 41 minutes 43 seconds East, 516.26 feet to an iron pin found on the north line of Red Bud Road,(Twp. Rd. 80);

Thence along said north line, South 71 degrees 52 minutes 53 seconds West, 50.24 feet to an iron pin found on the southeast corner of lands presently owned by Advanced Procedures Inc.(OR 1125-89);

Thence along the east line of said Procedures lands and the east line of lands presently owned by Adam M. Cameron(OR 1715-649) North 23 degrees 41 minutes 43 seconds West for a distance of 511.99 feet to a pipe found on the northeast corner of said Cameron lands;

Thence along said Cameron lands the following four courses:

- 1.) South 57 degrees 49 minutes 08 seconds West, 271.53 feet to a pipe found;
- 2.) South 52 degrees 44 minutes 09 seconds West, 163.48 feet to a pipe found;
- 3.) South 52 degrees 37 minutes 49 seconds West, 113.99 feet to a pipe found;
- 4.) South 15 degrees 31 minutes 07 seconds East, 118.28 feet to a point in the centerline of Red Bud Road(Twp. Rd. 80), passing a pipe found at 96.65 feet;

Thence along the centerline of said road the following fourteen courses:

- 1.) Along a curve to the left having a radius of 179.05 feet and an arc length of 65.40 feet, being subtended by a chord of North 88 degrees 42 minutes 30 seconds West, 65.03 feet to a point;
- 2.) South 80 degrees 49 minutes 42 seconds West, 242.19 feet to a point;
- 3.) South 72 degrees 36 minutes 49 seconds West, 170.10 feet to a point;
- 4.) Along a curve to the right having a radius of 260.43 feet and an arc length of 111.06 feet, being subtended by a chord of South 84 degrees 49 minutes 50 seconds West, 110.22 feet to a point;
- 5.) North 82 degrees 57 minutes 08 seconds West, 1.29 feet to a point;
- 6.) Along a curve to the right having a radius of 279.49 feet and an arc length of 114.44 feet, being subtended by a chord of North 71 degrees 13 minutes 18 seconds West, 113.64 feet to a point;

- 7.) North 59 degrees 29 minutes 29 seconds West, 35.13 feet to a point;
- 8.) Along a curve to the right having a radius of 254.65 feet and an arc length of 104.52 feet, being subtended by a chord of North 47 degrees 44 minutes 00 seconds West, 103.78 feet to a point;
- 9.) North 35 degrees 58 minutes 31 seconds West, 192.07 feet to a point;
- 10.) Along a curve to the left having a radius of 143.54 feet and an arc length of 133.68 feet, being subtended by a chord of North 62 degrees 39 minutes 17 seconds West, 128.90 feet to a point;
- 11.) Along a curve to the left having a radius of 96.29 feet and an arc length of 122.02 feet, being subtended by a chord of South 54 degrees 21 minutes 48 seconds West, 114.02 feet to a point;
- 12.) South 18 degrees 03 minutes 37 seconds West, 86.21 feet to a point;
- 13.) Along a curve to the right having a radius of 224.69 feet and an arc length of 118.63 feet, being subtended by a chord of South 33 degrees 11 minutes 07 seconds West, 117.25 feet to a point;
- 14.) Along a curve to the right having a radius of 103.34 feet and an arc length of 48.01 feet, being subtended by a chord of South 61 degrees 37 minutes 11 seconds West, 47.58 feet to a point on the east line of lands presently owned by M. and G. Rogers(OR 2091-867);

Thence along the east line of said Rogers land, North 02 degrees 27 minutes 06 seconds East, 1424.60 feet to an iron pin found on the south line of lands presently owned by J. and K. Alexander(OR 1132-773), passing iron pins found at 45.00 feet, 475.44 feet, 515.16 feet, and 1285.11 feet;

Thence along the lines of said Alexander lands the following three courses:

- 1.) South 85 degrees 53 minutes 44 seconds East, 236.54 feet to a pipe found;
- 2.) North 15 degrees 30 minutes 54 seconds East, 59.45 feet to a pipe found;
- 3.) South 84 degrees 56 minutes 21 seconds East, 3.48 feet to a pipe found on the southwest corner of lands presently owned by R. and D. Peffer(DR 974-339, DR 1087-543);

Thence along the lines of said Peffer lands the following five courses:

- 1.) South 84 degrees 56 minutes 21 seconds East, 343.86 feet to an iron pin found;
- 2.) South 48 degrees 21 minutes 28 seconds East, 397.54 feet to an iron pin found;
- 3.) South 01 degrees 53 minutes 12 seconds West, 211.50 feet to an iron pin found;
- 4.) South 48 degrees 22 minutes 50 seconds East, 390.56 feet to an iron pin found;
- 5.) South 86 degrees 31 minutes 06 seconds East, 332.12 feet to the principal place of beginning, and containing 37.71 acres more or less, being 14.40 acres in Quarter Township 1, and 23.31 acres in Quarter Township 4, and being 36.88 acres in the Town of Dresden, and 0.83 acres in Cass Township.

Subject to all legal recorded easements and right of ways.

Iron pins set are 5/8 inch rebar, 30 inches long, with plastic identification caps.

Bearings are based on the east line of Mark and Glenda Rogers property in the Town of Dresden and being North 02 degrees 27 minutes 06 seconds East as per OR 2091-867.

This description is written based on a field survey completed February 21, 2008, by Jack D. Newcome, Reg. No. 7321.

OFFICE COPY
Jack D. Newcome
NOT RECORDABLE
Jack D. Newcome No. 7321

2-25-08
Date

Parcel No.
All of: 10-08-61-44-000 +- 3.86 Acres
All of: 10-08-61-45-000 +- 9.71 Acres
All of: 10-08-61-46-001 +- 0.83 Acres
All of: 10-34-41-06-000 +- 3.50 Acres
All of: 10-34-41-46-000 +- 18.96 Acres
All of: 10-34-41-01-001 +- 0.85 Acres
Total +- 37.73 Acres



APPROVED FOR CLOSURE

AKB 2/27/08

EXEMPT FROM
PLANNING COMMISSION

AKB 2/27/08



SITUATED IN:

State of Ohio, County of Muskingum, Township of Cass, and part of Quarter Township 1, Town of Dresden, Part of Quarter Township 1, and Quarter Township 4, Township 2, Range 7, United States Military Lands.

BASIS OF BEARINGS

Bearings are based on the east line of Mark and Glenda Rogers property in the Town of Dresden and being North 02 degrees E7 minutes 06 seconds East as per QR 2091-867.

REFERENCES

- DR 1106-524
- DR 1106-526
- DR 1087-543
- QR 1710-649
- DR 671-287
- DR 1006-393
- DR 1084-339
- Annexation Plat of C. Mitchell lands to the Town of Dresden

APPROVED FOR CLOSURE

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M. and B. Rogers
OR 2091-867

R. B. D. Paffer
DR 974-339

R. B. D. Paffer
DR 974-339

Iron pipe found at the Southeast Corner of Lot 45, of Survey by Joseph Fisher, August 1876. DR H-270

D. K. and A. M. Thomas
OR 1164-28

LEGEND

- △ Railroad Spike Set
- Iron Pin Found
- ⊠ Stone Found
- Azle Found
- Iron Pipe Found
- ▲ Railroad Spike Found
- Iron Pin Set, 5/8" rebar
- ⊠ Monument Found

EXEMPT FROM PLANNING COMMISSION

[Handwritten signature] 2/27/2008

Charles Mitchell Jr. and Carol J. Mitchell Revocable Trust
DR 1106-524
DR 1106-526
DR 671-287
± 37.71 Acres

Martin Farms Partnership
OR 1601-76

Martin Farms Partnership
OR 1161-392

McCoy Plaza General Partnership
DR 1084-377

Advanced Procedures Inc.
OR 1125-89

Red Bud Road (Twp. Rd. 80)

J. and K. Alexander
OR 1132-773
N 15°30'54"E
59.45'
S 85°53'44"E
236.54'

S 84°56'21"E
3.48'

S 84°56'21"E
343.86'

S 49°21'28"E
397.54'

S 01°53'12"W
211.50'

S 86°31'06"E
332.12'

S 48°22'50"E
392.58'

S 86°23'14"E
55.58'

S 22°16'38"E
216.24'

S 57°49'00"W
271.53'

S 52°44'09"W
163.48'

S 52°37'49"W
113.98'

S 15°31'07"E
96.65'

S 15°31'07"E
21.63'

S 80°49'42"W
242.19'

S 72°36'49"W
170.10'

A=65.40'
R=178.05'
N 88°42'30"W
65.03'

A=133.68'
R=143.54'
N 62°39'17"W
128.80'

A=114.44'
R=279.49'
N 71°13'18"W
113.84'

A=111.06'
R=290.43'
N 71°13'18"W
110.22'

A=104.52'
R=254.65'
N 47°44'00"W
103.78'

A=118.63'
R=224.69'
S 33°11'07"W
117.25'

A=48.01'
R=103.34'
S 61°37'11"W
47.58'

A=122.02'
R=96.29'
S 54°21'48"W
114.02'

A=133.68'
R=143.54'
N 62°39'17"W
128.80'

A=114.44'
R=279.49'
N 71°13'18"W
113.84'

A=111.06'
R=290.43'
N 71°13'18"W
110.22'

A=104.52'
R=254.65'
N 47°44'00"W
103.78'

A=118.63'
R=224.69'
S 33°11'07"W
117.25'

A=48.01'
R=103.34'
S 61°37'11"W
47.58'

N 02°27'08"E
789.93'
1424.60'

N 02°27'08"E
39.72'

N 35°58'31"W
192.07'

S 18°03'37"W
86.21'

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PARCEL NO.'S

- All of: 10-08-61-44-000 ± 3.86 Acres
- All of: 10-08-61-45-000 ± 9.71 Acres
- All of: 10-08-61-46-001 ± 0.83 Acres
- All of: 10-34-41-08-000 ± 3.50 Acres
- All of: 10-34-41-46-000 ± 18.96 Acres
- All of: 10-34-41-01-001 ± 0.56 Acres
- Total ± 37.71 Acres

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NOT RECORDED

Reg. Surveyor No. 7881

Newcome Surveying Company
6515 Ballard Road
Nashport, Ohio
740-458-5796

