

08/26/03 THU 18:06 FAX 740 754 2320

J&D Zanesville Site

--- James & Donohew

003

Jun 21 2002 9:11AM

JAMES & DONOHEW DEV.

614 818-3808

P. 4

ADDRESS N/A

SNR

C

**DESCRIPTION OF
0.238 ACRE TRACT**

Situated in the State of Ohio, County of Muskingum, Township of Cass, and being a part of Lot 22, Quarter Township 4, Township 3, Range 8 of the United States Military Lands and being more particularly described as follows:

Commencing from a copperweld pin found at the intersection of the northerly line of Lot 22 and the westerly right of way line of the old Wheeling and Lake Erie railroad N 87° 47' 21" W, a distance of 1691.23 feet along said Lot 22 and a portion of the southerly line of Jefferson township and being in and along a road known as McGlade School Road (C.R. 16) to an iron pin found; Thence S 13° 56' 00" W, a distance of 448.41 feet leaving said lot line and along the westerly line of a 0.985 acre tract of land conveyed to Muskingum County Transportation Improvement District by Deed Book 1521, Page 684 to a railroad spike found, said point being **THE TRUE POINT OF BEGINNING**;

Thence N 21° 46' 32" E, a distance of 147.53 feet in and along a road known as McGlade School Road (C.R. 16) to a railroad spike set;

Thence N 28° 45' 31" E, a distance of 93.36 feet continuing in and along said road to a railroad spike set;

Thence N 33° 29' 37" E, a distance of 47.34 feet continuing in and along said road to a railroad spike set;

Thence N 83° 15' 50" E, a distance of 71.38 feet leaving said road and across the grantor's property to an iron pin set;

Thence S 36° 23' 41" W, a distance of 331.31 feet along the grantor's easterly line and the westerly line of a tract of land conveyed to Norman D. Martin & Marilyn J. Martin by Deed Book 1149, Page 257 to **THE TRUE POINT OF BEGINNING** and containing 0.238 acres, more or less. Subject to all legal highways, easements and restrictions of record.

Grantor claims title by instruments recorded in Deed Book 1521, Page 684 of the Muskingum County Recorder's Office.

This description is based on a survey for the Muskingum Transportation Improvement District from 2002 by M-E Civil Engineering, Inc., under the direction of Tony W. Meacham, Registered Surveyor No. 7799.

The bearings in this description are based on a GPS control survey made in 1996 by the Muskingum County Engineer's Office and are for project use only.

Iron pins set are to be 5/8" x 30" topped by a orange cap stamped "M-E" and survey PS 7531".

DESCRIPTION/DATE
FOR/ADDRESS

AS-LL
9-10-2003

10-34-5)-43 (PT.)

OFFICE COPY
NOT RECORDABLE

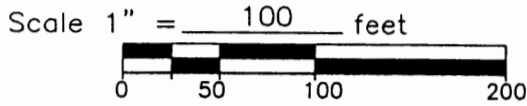


COMPANIES
Management & Engineering

WESTERVILLE LOCATION:
635 BROOKSEDGE BOULEVARD
WESTERVILLE, OHIO 43081
PHONE (614) 818-4900
FAX (614) 818-4902

Plat of Survey

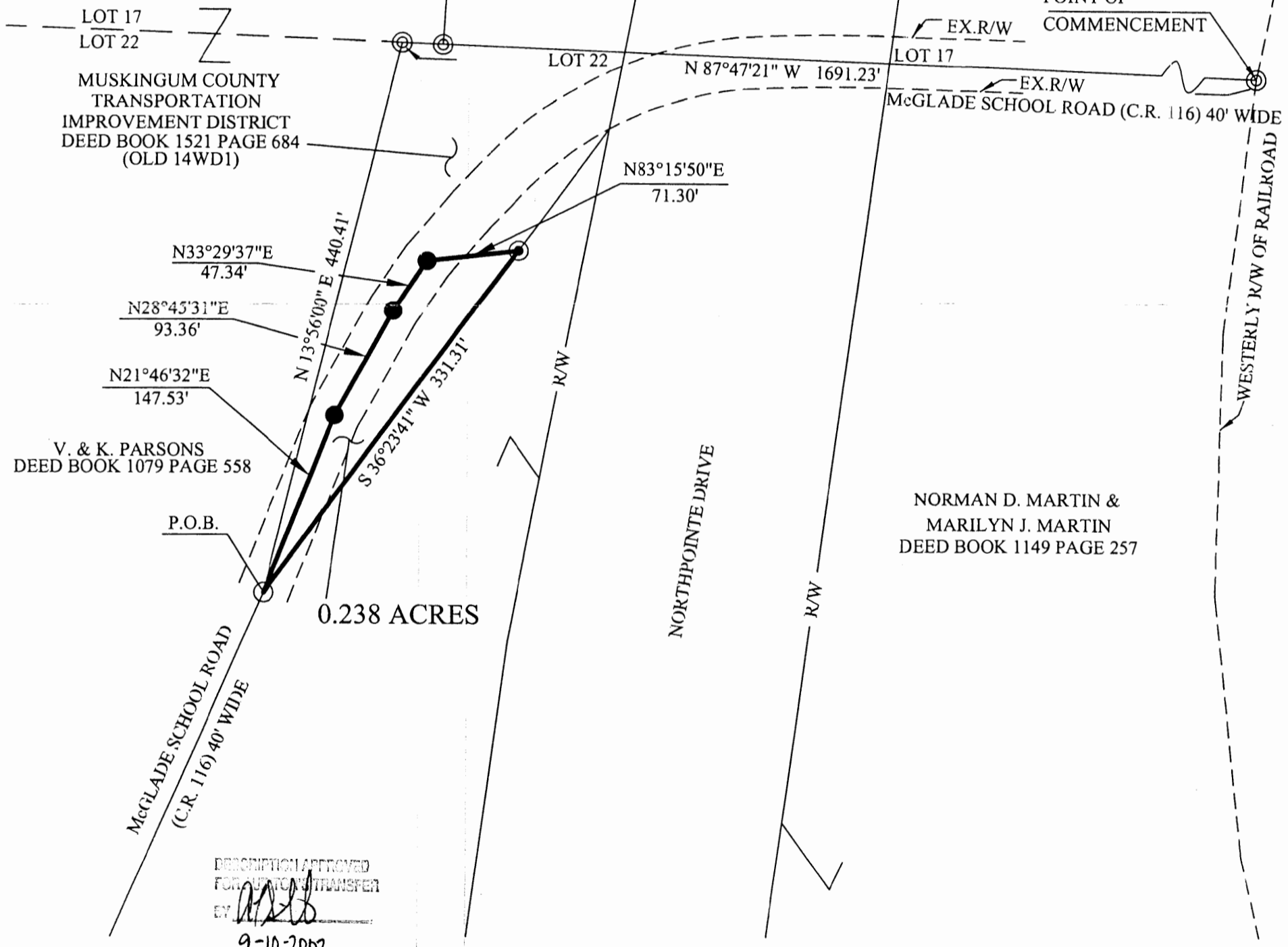
BEING PART OF LOT 22, QUARTER TOWNSHIP 4, TOWNSHIP 3,
RANGE 8, U.S. MILITARY LANDS, CASS TOWNSHIP, MUSKINGUM
COUNTY, STATE OF OHIO.



V. & K. PARSONS
DEED BOOK 1079 PAGE 560

10-34-51-43(P.T.)

OHIO POWER COMPANY,
AN OHIO CORP.
DEED BOOK 497 PAGE 161



MUSKINGUM COUNTY
TRANSPORTATION
IMPROVEMENT DISTRICT
DEED BOOK 1521 PAGE 684
(OLD 14WD1)

V. & K. PARSONS
DEED BOOK 1079 PAGE 558

NORMAN D. MARTIN &
MARILYN J. MARTIN
DEED BOOK 1149 PAGE 257

DESCRIPTION APPROVED
FOR REPT. TRANSFER
BY *[Signature]*
9-10-2003

0.238 ACRES

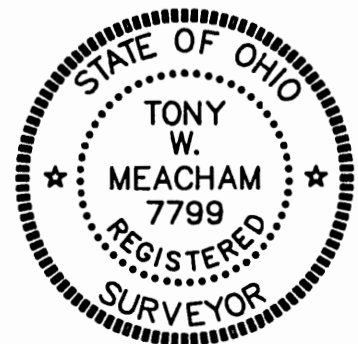
THIS PLAT WAS PREPARED FROM A
FIELD SURVEY AND EXISTING RECORDS
AS SHOWN.

BASIS OF BEARING: BEARINGS ARE BASED ON A GPS CONTROL SURVEY
MADE IN 1996 BY THE MUSKINGUM COUNTY ENGINEER'S
OFFICE AND ARE FOR PROJECT USE ONLY.

THIS SURVEY WAS PERFORMED AT THE REQUEST OF: MUSKINGUM COUNTY TRANSPORTATION IMPROVEMENT DISTRICT FOR NORTHPOINTE DRIVE.

LEGEND

- - R.R. spike set
- - R.R. spike found
- ⊙ - Iron pin/pipe found
- ⊕ - Survey nail
- - Stone found
- ⊠ - State hwy r/w monument found
- ⊙ - 5/8" dia. iron pin set with an orange cap stamped "M-E COMPANIES S-7531"



SEAL

CERTIFICATION

I hereby certify that this plat is a true and correct
representation of an actual field survey performed
under my responsible direction and supervision and
is correct to the best of my knowledge.

[Signature]
Tony W. Meacham, P.S. No. 7799
6-10-02
Date of Survey

OFFICE COPY
NOT RECORDABLE

ADDRESS N/A

Date 05/30/2000 Time 13:38:20 4 of 5 Pgs
No: 2000-00006913 OR Book 1521 Page 687

PARCEL 14WD1
NORTHPOINTE DRIVE

IN THE NAME AND FOR THE USE OF THE MUSKINGUM COUNTY
TRANSPORTATION IMPROVEMENT DISTRICT

SPR

Situated in the State of Ohio, County of Muskingum, Township of Cass, and being a part of Lot 22, Quarter Township 4, Township 3, Range 8 of the United States Military Lands and being more particularly described as follows:

Commencing from a copperweld pin found at the intersection of the northerly line of Lot 22 and the westerly right of way line of the old Wheeling and Lake Erie railroad N 87° 47' 21" W, a distance of 1314.11 feet along said Lot 22 and a portion of the southerly line of Jefferson township and being in and along a road known as McGlade School Road (C.R. 16) to an iron pin set, said point being **THE TRUE POINT OF BEGINNING**;

Thence S 10° 59' 39" W, a distance of 60.69 feet leaving the grantor's northerly property line and the northerly line of Lot 22, along the westerly proposed right of way line of Northpointe Drive to an iron pin set;

Thence S 36° 23' 41" W, a distance of 448.77 feet leaving said right of way line and across the grantor's property to a railroad spike set in said road;

Thence N 13° 56' 00" E, a distance of 440.41 feet leaving said road, along the grantor's westerly property line and the easterly line of a tract of land conveyed to V. & K. Parsons by Deed Book 1079, Page 558 to an iron pin found;

Thence S 87° 47' 21" E, a distance of 171.93 feet, passing an iron pin found at 31.58 feet, leaving the grantor's westerly property line and said Parsons tract, along the grantor's northerly property line and the northerly line of Lot 22 to **THE TRUE POINT OF BEGINNING** and containing 0.985 acres, more or less. Subject to all legal highways, easements and restrictions of record.

The above described area is contained within the Muskingum County Auditor's Parcel Number 10-34-51-43-000 of which 0.384 acres, more or less are in the present road occupied.

Grantor claims title by instrument(s) recorded in Deed Book 1149, Page 257 of the Muskingum County Recorder's Office.

This description is based on a survey for the Muskingum Transportation Improvement District from 1998-1999 by M-E Civil Engineering, Inc., under the direction of Tony W. Meacham, Registered Surveyor No. 7799.

The bearings in this description are based on a GPS control survey made in 1996 by the Muskingum County Engineer's Office and are for project use only.

Iron pins set are to be 3/4" x 30" topped by a 3/4" aluminum cap, stamped "M.C.T.I.D. R/W" and "M-E Company PS 7531".

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NOT RECORDABLE

DESCRIPTION APPROVED
FOR AUDITOR'S RECORD
BY [Signature]

5-17-2000

NOR-MAR FARMS,LTD.
Marilyn J. Martin Managing Member
23.451 ac. West of NORTHPOINTE DRIVE
Part Parcel 10-34-51-35-000 (15.081 ac.)
Part Parcel 10-34-51-43-000 (8.132 ac.)
All Parcel 10-34-51-78-000 (0.238 ac.)

Situated in the State of Ohio, County of Muskingum, Township of Cass:

Being a part of Lot 22 of Quarter Township 4, Township 3, Range 8 of the United States Military Lands and property owned by NOR-MAR FARMS LTD., Marilyn J. Martin managing member and Recorded in Official Record Book 2307, Page 78 of the Muskingum County Deed Records bounded and described as follows:

Commencing at an iron pin set at the southeast corner of Lot 22; thence **N 87°58'56"W** (the base of bearings for this description is (The Ohio State Plane Grid System NAD 83 South Zone) along the south line of said Lot **562.76** feet to a monument found on the east line of NORTHPOINTE DRIVE (P.B. 19, Pg.125); thence **N 88°00'37"W** and crossing said drive **200.07** feet to a monument found on the west line of said road and the true place of beginning; thence **N 87°58'55"W** along the south line of said Lot 22 and the north line of property owned by Patrick J. Romine (O.R. 2571, Pg. 85) a distance of **236.90** feet to an iron pin found; thence **N 16°58'55"W** along properties owned by James and Martha Goslin (O.R. 1648, Pg. 818) and the east line of Joseph and Lisa Butler (O.R.1822, Pg. 173) and the east line of property owned by Aaron and Bobbi Davis (Vol. 1148, Pg. 46) a distance of **1207.24** feet to a point in the center of McGlade School Road and passing through an iron pin found at **1182.24** feet; thence along McGlade School Road and the east line of property owned by Appalachian Power (O.R. 2400, Pg. 670) the following 3 courses and distances:

1-N 52°30'56"E 328.64 feet to an iron pin found on the east side of said road

2-N 24°09'05"E 286.99 feet to a point in the center of said road, said point bears **N 64°18'20"W 19.67** feet from an iron pin set

3- N 23°45'07"E 682.36 feet to a railroad spike found; thence along the center of said road and the east line of a 0.695 of an acre parcel owned by Muskingum County Transportation Improvement District (O.R. 1521, Pg.687 & O.R. 1804, Pg. 509) the following 4 courses and distances:

1-N 21°46'32"E 147.53 feet to a railroad spike found

2-N 28°45'31"E 93.36 feet to a railroad spike found

3-N 33°29'36"E 47.34 feet to a railroad spike found

4-N 83°16'42"E 124.24 feet to an iron pin found on the west line of NORTHPOINTE DRIVE and passing through an iron pin found at **71.30** feet; thence along the west line of said NORTHPOINTE DRIVE (P.B. 19, Pg. 125) the following 4 courses and distances:

1-S 10°58'43"W 317.23 feet to a monument found

2-S 7°50'00"W 350.00 feet to an iron pin set

3-S 8°53'37"E 104.30 feet to an iron pin found

4-S 7°50'04"W 1076.17 feet to a point, said point bears S 80°55'04"E 19.02 feet from an iron pin set; thence on a curve to the left having a radius of 11493.17 feet (the chord of which bears S 6°05'32"W 698.85 feet) an arc distance of 698.96 feet to the true place of beginning containing 23.451 acres.

Part of Parcel 10-34-51-35-000 (15.081 ac.)

Part of Parcel 10-34-51-43-000 (8.132 ac.)

All of Parcel 10-34-51-78-000 (0.238 of an acre)

Subject to all legal right of ways and easements on record.

Iron pins set are 5/8" rebar capped Graves 5792.

Base of bearings is The Ohio State Plane Grid System NAD 83 South Zone.

This description was written 7-27-2015 from a field survey by Richard Max Graves Registered Surveyor No. 5792.

OFFICE COPY

Richard Max Graves
NOT RECORDABLE



DESCRIPTION APPROVED

By: *[Signature]* 7/27/2016

BASE OF BEARINGS IS OHIO STATE PLANE
GRID SYSTEM NAD 83 SOUTH ZONE

- I.P. FOUND
- I.P. SET GRAVES #5792
- ⊙ MUSK. CO. MON.
- STONE, F.D.
- ⊙ R. SPRK. F.D.
- ⊙ COPPERWELD MON. F.D.



REFERENCE LIST

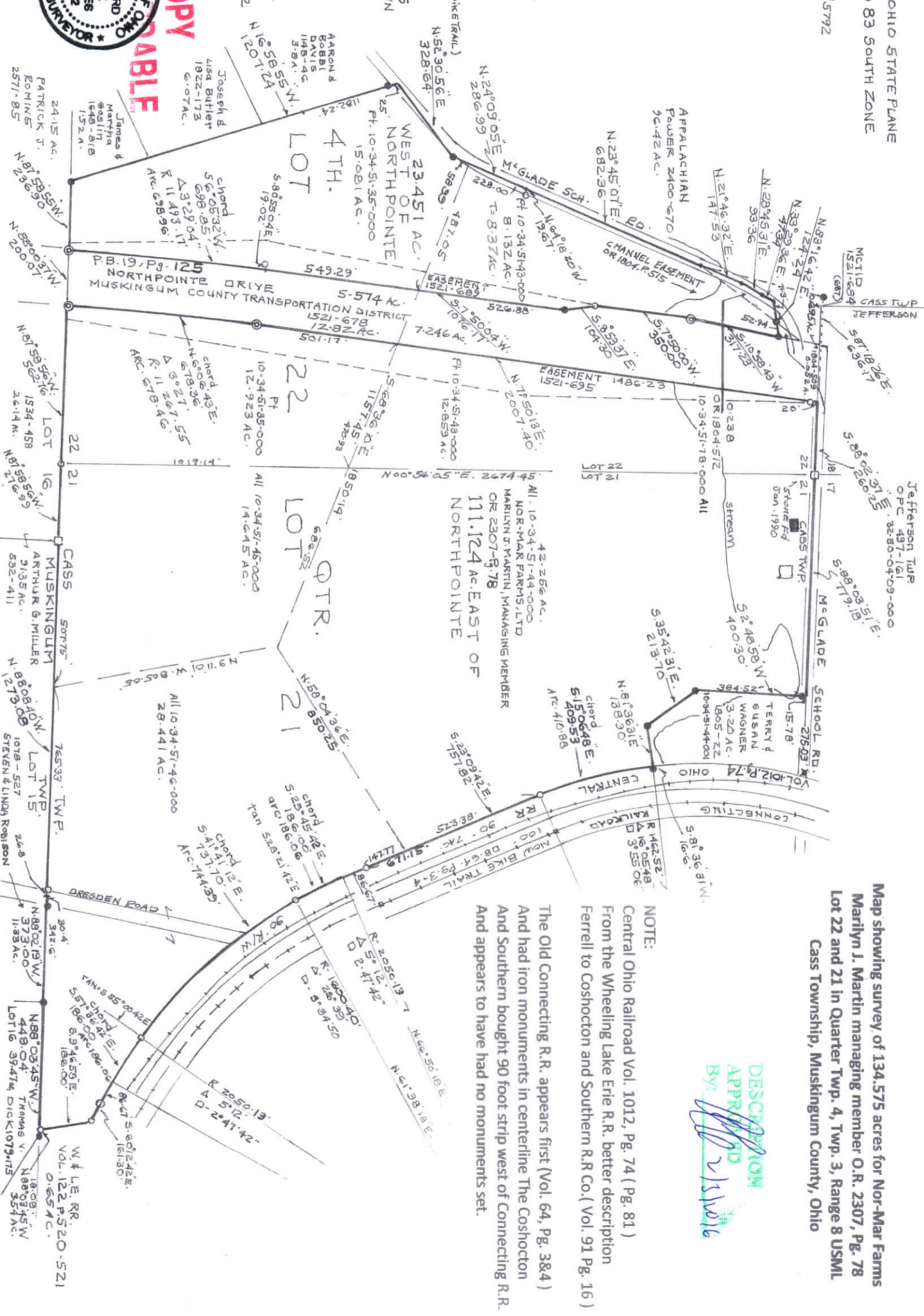
O.R. 2307, Pg. 78

SURVEY - R.L. DANIELS #5410
SURVEY - T.H. LINN #7113
SURVEY - R.M. GRAVES #5792
SURVEY - L.P. DINAN #5451

RAILROAD VALUATION
OLD CONNECTING RAILROAD (BIKETRAIL)
THE WHEELING & LAKE ERIE
RAILWAY CO. (CENTRAL OHIO)
NORTHPOINTE P.B. 19, Pg. 125
ALSO MAPS & DEEDS AS SHOWN
OLD TAX MAPS & AERIALS

SURVEYED BY
RICHARD MAX GRANES
REGISTERED SURVEYOR #5792
2925 KENILO WOODS DR.
NASHPORT, OHIO 43880
Phone 740.454.1029
JULY 27, 2015

CERTIFICATE COPY



Map showing survey of 134.575 acres for Nor-Mar Farms
Marlyn J. Martin managing member O.R. 2307, Pg. 78
Lot 22 and 21 in Quarter 4, Twp. 3, Range 8 USML
Cass Township, Muskingum County, Ohio

DESCRIPTION
APPROVED
By: [Signature]

NOTE:
Central Ohio Railroad Vol. 1012, Pg. 74 (Pg. 81)
From the Wheeling Lake Erie R.R. better description
Ferrell to Coshocton and Southern R.R. Co. (Vol. 91 Pg. 16)
The Old Connecting R.R. appears first (Vol. 64, Pg. 384)
And had iron monuments in centerline The Coshocton
And Southern bought 90 foot strip west of Connecting R.R.
And appears to have had no monuments set.