

NOR-MAR FARMS, LTD.
Marilyn J. Martin Managing Member
111.124 ac. East of NORTHPOINTE
Part Parcel 10-34-51-43-000 (12.859 ac.)
All Parcel 10-34-51-44-000 (42.256 ac.)
All Parcel 10-34-51-46-000 (28.441 ac.)
All Parcel 10-34-51-45-000 (14.645 ac.)
Part Parcel 10-34-51-35-000 (12.923 ac.)

Situated in the State of Ohio, County of Muskingum, Township of Cass:
Being a part of Lot 21 and 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:

Beginning at a stone found January 1990 in the south side of McGlade School Road at the
northwest corner of said Lot 21; thence **S 88°03'51"E** (the base of bearings for this description is The
Ohio State Plane Grid System- NAD 83- South Zone) along the north line of said Lot 21 and along
McGlade School Road and along the south line of Ohio Power Property (Vol. 497, Pg. 161) a distance
of **779.18** feet to a point; thence along the westerly lines of property owned by Terry and Susan
Wagner (O.R.1805, Pg. 22) the following 3 courses and distances:

1-S 2°48'58"W 400.30 feet to an iron pin found and passing an iron pin found at **15.78** feet

2-S 35°42'31"E 213.70 feet to an iron pin found

3-N 81°36'31"E 138.90 feet to a point that bears **S 81°36'31"W 16.60** feet from an iron pin found;
thence along the westerly line of the Ohio Central Railroad Co. (Vol. 1012, Page 74) along a curve to
the left having a radius of **1462.52** feet (the chord of which bears **S 15°06'48"E 409.53** feet) an arc
distance of **410.88** feet to an iron pin set; thence **S 23°09'42"E** along said railroad **757.82** feet to a
point and passing an iron pin set at **671.15** feet; thence along said railroad on a curve to the left
having a radius of **2050.13** feet (the chord of which bears **S 25°45'42"E 186.00** feet) an arc distance
of **186.06** feet to an iron pin set; thence along the westerly line of said railroad on a curve to the left
having a radius of **1600.40** feet (the chord of which bears **S 41°41'12"E 737.70** feet) an arc distance
of **744.39** feet to an iron pin set; thence along said railroad on a curve to the left having a radius of
2050.13 feet (the chord of which bears **S 57°36'42"E 186.00** feet) an arc distance of **186.06** feet to a
point; thence **S 60°12'42"E** along said railroad **161.30** feet to an iron pin set and passing through an
iron pin set at **86.67** feet; thence along said railroad on the west line of a 0.65 acre parcel purchased
by The Wheeling and Lake Erie Railroad (Vol. 122, Pg. 520 & 521) **S 9°46'58"E 186.00** feet to an iron
pin set on the south line of Cass Township, said pin bears **N 88°03'45"W 18.09** feet from an iron pin
found;

thence **N 88°03'45"W** along the south line of Cass Township and along the north line of land owned by Thomas V. Dick (Vol. 1079, Pg. 175) in Muskingum Township a distance of **448.04** feet to an iron pin found; thence **N 88°02'19"W** along said township line and the north line of property owned by Steven and Linda Robison (Vol. 1078, Pg. 527) 373.00 feet to a point in the center of Dresden Road and passing through an iron pin found at **342.60** feet; thence **N 88°08'40"W** along said township line and the north line of property owned by Arthur G. Miller (Vol. 532, Pg. 411) a distance of **1273.08** feet to a stone found at the northwest corner of Lot 15 in Muskingum Township; thence **N87°58'56"W** along said township line and the north line of a 26.14 acre parcel of said Arthur G. Miller property (O.R. 1534, Pg. 458) a distance of **276.99** feet to an iron pin set at the southwest corner of Lot 21 in Cass Township; thence **N 87°58'56"W** along said township line and into Lot 22 of said Cass Township and along the north line of said 26.14 acres owned by Arthur G. Miller a distance of **562.76** feet to a monument found on the east right of way of **NORTHPOINTE DRIVE** (P.B. 19, Pg. 125)); thence along said drive on a curve to the right having a radius of **11267.55** feet (the chord of which bears **N 6°06'43"E 678.36** feet) an arc distance of **678.46** feet to a monument found; thence **N7°50'13"E** along said drive **2007.40** feet to a point on the north line of Cass Township and passing through an iron pin set at **1987.40** feet; thence **S 88°02'37"E** along said township line and the south line of said O.P.C. (Vol. 497, Pg. 161) a distance of **260.25** feet to the place of beginning containing **111.124** acres.

Part of Parcel 10-34-51-43-000 (12.859)

All of Parcel 10-34-51-44-000 (42.256 ac.)

All of Parcel 10-34-51-46-000 (28.441 ac.)

All of Parcel 10-34-51-45-000 (14.645 ac.)

Part of Parcel 10-34-51-35-000 (12.923 ac.)

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 FD.
- RR SPK. FD.
- ✱ COPPERWELD MON. FD.



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

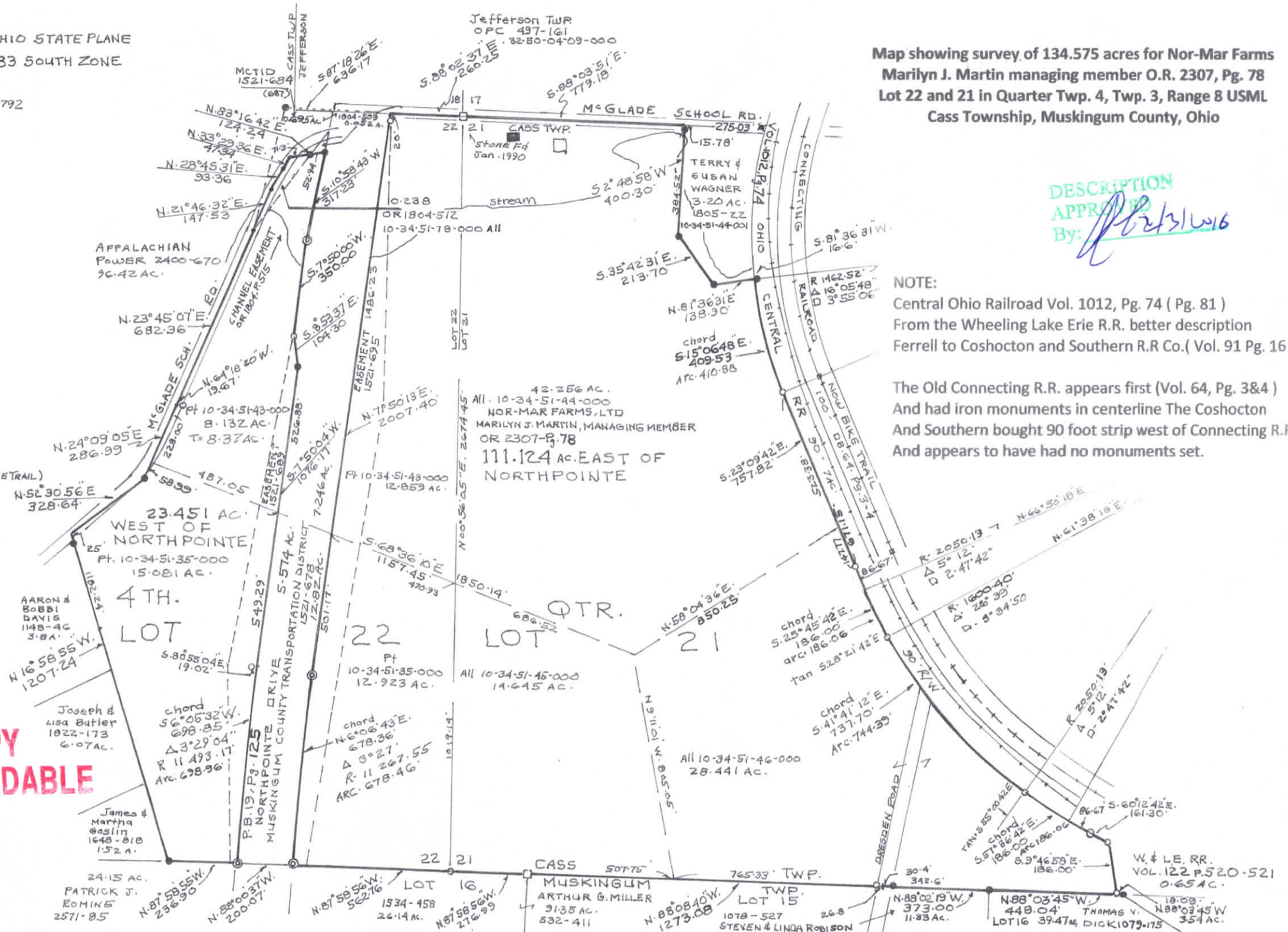
RAILROAD VALUATION
OLD CONNECTING RAILROAD (BIKE TRAIL)
THE WHEELING & LAKE ERIE
RAILWAY CO. (CENTRAL OHIO)

NORTHPOINTE P.B. 19, Pg. 125
ALSO MAPS & DEEDS AS SHOWN

OLD TAX MAPS & AERIALS

SURVEYED BY
RICHARD MAX GRAVES
REGISTERED SURVEYOR #5792
2925 KENLO WOODS DR.
NASHPORT, OHIO 43830
Phone 740.454.1029
JULY 27, 2016

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Map showing survey of 134.575 acres for Nor-Mar Farms
Marilyn J. Martin managing member O.R. 2307, Pg. 78
Lot 22 and 21 in Quarter Twp. 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. 3&4)
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.