

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

Being part of the Third and Fourth Quarter Townships, Township 1, Range 8, of the US Military District, being all of the Corley I. Thomas and Melodie M. Thomas, Co-Trustees of the Corley I. Thomas Trust and Ronald L. Thomas, Trustee of the Ronald L. Thomas Revocable Trust property recorded in Official Record Volume 2079, Page 641, Official Record Volume 2079, Page 644, and Official Record Volume 2079, Page 647, of said county's deed records, further being all of Muskingum County Auditor's Parcel Numbers 17-52-03-47-000, 17-52-04-01-000, and 17-52-04-03-000, and more particularly described as follows;

Commencing at an iron pipe (found) at the intersection of the North line of Lot 238 of Licking View Subdivision recorded in Plat Book 5, Page 97, and the centerline of the Abandoned B&O Railroad at Centerline Station 4329+67;

- TIE- THENCE North 39 degrees 24 minutes 00 seconds West 2204.91 feet** along the centerline of said abandoned railroad to an iron pin (set) on the North line pf the Brady J Bandom property recorded in Official Record Volume 2201, Page 264, and the place of beginning for the property herein intended to be described;
- #1- THENCE South 53 degrees 30 minutes 55 seconds West 284.81 feet** along a common line for said Thomas and Bandom properties to an iron pipe (found) on the Northeastern line for the Re-Located B&O Railroad;
- #2- THENCE North 42 degrees 24 minutes 45 seconds West 1530.92 feet** along the common line for said Thomas and Re-Located Railroad to an iron pipe (found) at a corner of the Board of Commissioners of Muskingum County property recorded in Deed Book Volume 371, Page 436, passing an iron pipe (found) at 978.01 feet;
- #3- THENCE North 30 degrees 04 minutes 30 seconds West 423.80 feet** leaving said railroad and along the common line for said Thomas and County properties to an unmarked point in the centerline of Dillon Falls Road (Old Location), passing an iron pipe (found) at 375.82 feet;
- #4- THENCE North 59 degrees 01 minutes 10 seconds East 459.42 feet** along said old centerline and within the existing roadbed for said Dillon Falls Road to an unmarked point in the centerline of said abandoned railroad;
- #5- THENCE South 28 degrees 30 minutes 15 seconds East 46.02 feet** leaving said road, along the centerline of said abandoned railroad, and common line for said Thomas property and for the Board of Trustees of Falls Township property recorded in Deed Book Volume 515, Page 1097 and Deed Book Volume 549, Page 8 to an unmarked point from which an iron pin (found) for reference bears South 61 degrees 29 minutes 45 seconds West 1.40 feet;
- #6- THENCE South 28 degrees 30 minutes 15 seconds East 458.98 feet** continuing along said abandoned railroad and Thomas and Township properties to an unmarked point;
- #7- THENCE South 33 degrees 15 minutes 25 seconds East 430.21 feet** continuing along said abandoned railroad and Thomas and Township properties to an unmarked point;
- #8- THENCE North 53 degrees 48 minutes 40 seconds East 135.00 feet** leaving said railroad, and continuing along said Thomas and Township properties to an unmarked point on the low water mark of the Licking River, passing iron pins (found) at 30.20 feet and 82.45 feet, also passing the centerline of Licking Road at 59.50 feet;
- #9- THENCE South 51 degrees 22 minutes 55 seconds East 294.38 feet** along said low water mark to the unmarked Northern corner of the M & B Investments property recorded in Deed Book Volume 1119, Page 641;
- #10- THENCE South 40 degrees 01 minutes 20 seconds West 190.00 feet** leaving said river, and along said M & B Investments property to an iron pipe (found), passing the centerline of Licking Road at 69.00 feet and an iron pipe (found) at 90.03 feet;

- #11- **THENCE South 38 degrees 27 minutes 40 seconds East 66.20 feet** continuing along said M & B Investments property to an iron pipe (found);
- #12- **THENCE South 40 degrees 19 minutes 40 seconds East 50.03 feet** continuing along said M & B Investments property to an iron pipe (found) on the Northwest line of the Clint M Hammonds and Kathy J Hammonds property recorded in Official Record Volume 1704, Page 278;
- #13- **THENCE South 50 degrees 33 minutes 15 seconds West 25.62 feet** along said Hammonds property to an iron pipe (found) in the centerline of said abandoned railroad, passing an iron pipe (found) at 8.60 feet;
- #14- **THENCE South 39 degrees 24 minutes 00 seconds East 523.95 feet** along the centerline of said abandoned railroad, and common line for said Thomas and Hammonds properties, also for the Leonard Hill Sr and Bessie M Hill property recorded in Official Record Volume 2275, Page 862, and for the reversionary rights associated with the Lin R Avendano and Melanie S Avendano property recorded in Official Record Volume 1905, Page 529 to the place of beginning, passing iron pins (found) at 202.75 feet and 405.86 feet containing 9.23 acres being Parcel Number 17-52-03-47-00, and 1.30 acres being Parcel Number 17-52-04-01-000, and 7.01 acres being Parcel Number 17-52-04-03-000, for a **total of 17.54 acres**, of which 0.62 acres are within the right of ways for Dillon Falls Road and Licking Road

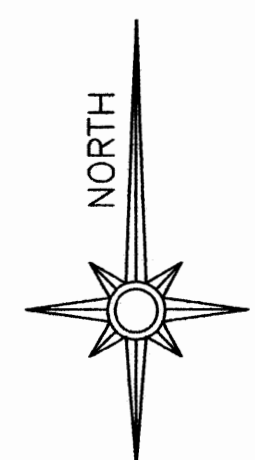
The bearings within this description are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations. Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness P.L.S.6885).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on September 10, 2012 in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe all or any easements of record, unless otherwise indicated.

**OFFICE COPY**  
**NOT RECORDABLE**  
 Charles R. Harkness P.L.S. #6885

DESCRIPTION  
 APPROVED  
 By: *[Signature]* 9/24/12





0' 200' 400' 600'

GRAPHIC SCALE - FEET

The bearings on this plat are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS observations.

## LEGEND

- PIN (SET) 5/8" REBAR CAPPED (C R HARKNESS PLS#6885)
- PIN (FOUND)
- △ POINT (UNMARKED)
- PIPE (FOUND)

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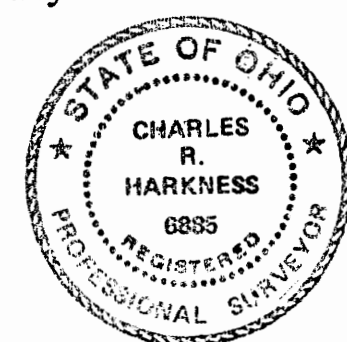
### SURVEYOR'S NOTES AND REFERENCES:

Muskingum County Tax Maps and Orthophotos of the area. Railroad Val Maps of the B&O Railroad on file with the Muskingum County Engineer's Office. Survey completed by Denis Swierz of the Muskingum County Engineer's Office of the Falls Township property.

**Note #1-** Quarter Township Line was as not surveyed and is shown for graphical representation purposes only.

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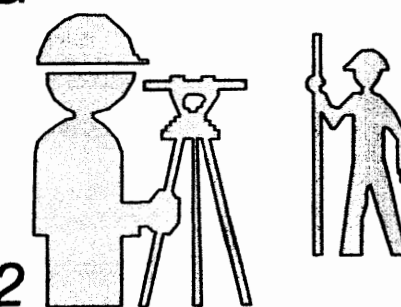
SURVEY FOR:  
**Thomas Lumbertown**

Survey Date: 9/10/2012

Drawn Date: 9/13/2012

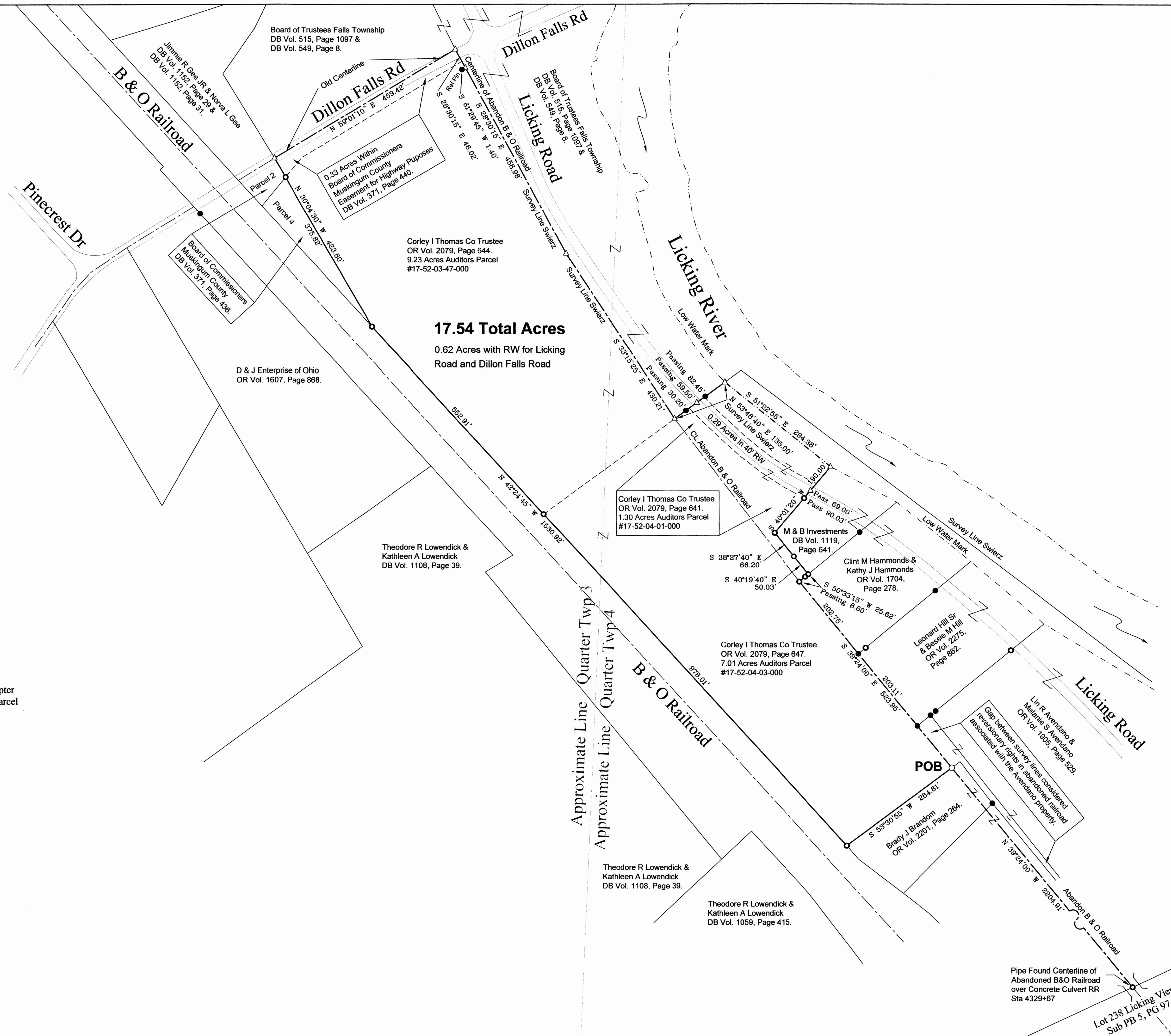


**C R HARKNESS SURVEYING  
& MAPPING, INC.**  
8205 OLD TOWN ROAD,  
ROSEVILLE, OHIO 43777  
PHONE/FAX (740) 849-0122



Job Number:  
Job #2007

Drawing/Sheet No.  
Plat #01



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