

20-60-19-31  
420 VIRGINIA RIDGE RD

**WARD & EMLER SURVEYING, INC.**  
Professional Land Surveyors  
113 Third Street S.E.  
New Philadelphia OH 44663-2004  
(330) 339-5866 (voice & fax)  
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Samuel C. Ward  
Professional Surveyor #7356

Randall A. Emler  
Professional Surveyor #7760

April 18, 2001

**Description of a 5.144 Acre Tract – Tract 12  
For  
Acreage Investments  
“Virginia Ridge Road Farm”**

Situated in the Township of Harrison, County of Muskingum and State of Ohio.

Being located in the northeast quarter of Section 19, Township 12, Range 12 and being a part of a 92.82 acre tract (A.P.#20-60-19-07) as conveyed to Acreage Investments, Inc. by Official Record 1524 Page 985 of the Muskingum County Deed Records, being more fully described as follows;

Commencing at a stone monument (found) at the southeast corner of the northeast quarter of Section 19;

Thence with the southerly line of said quarter section and said 92.82 acre tract, North 84 deg. 42 min.00 sec. West, 561.82 feet to a 5/8" iron pin (set) at the **TRUE PLACE OF BEGINNING** of the tract herein to be described;

Thence from said beginning and continuing with the southerly line of said quarter section and said 92.82 acre tract, North 84 deg. 42 min. 00 sec. West, 200.00 feet to a 5/8" iron pin (set);

Thence leaving said line and through the lands of said 92.82 acre tract, North 9 deg. 02 min. 03 sec. East, 1131.30 feet to a point on the northerly bounds of said 92.82 acre tract and in “VIRIGINA RIDGE ROAD” (T.R.#66), passing on line a 5/8" iron pin (set) at 823.78 feet and 1106.30 feet;

Thence with the northerly line of said 92.82 acre tract and with said road the following 2 courses and distances;

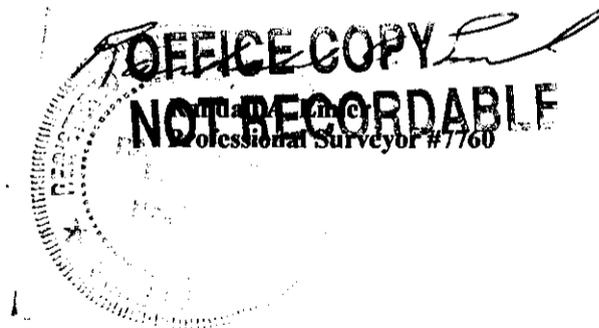
- 1) South 81 deg. 04 min. 53 sec. East, 88.70 feet to a point;
- 2) Thence South 76 deg. 54 min. 53 sec. East, 111.16 feet to a point;

Thence leaving said line and through the lands of said 92.82 acre tract, South 9 deg. 02 min. 03 sec. West, 1110.61 feet to the **TRUE PLACE OF BEGINNING** containing 5.144 Acres (passing on line a 5/8" iron pin (set) at 25.00 feet & 200.99 feet) more or less, but subject to all legal highways, right-of-ways, easements, leases and restrictions of record or otherwise legally established.

Bearings are oriented to the southerly line of the 92.82 acre tract (O.R.1524 P.985) and iron pins indicated (set) are 5/8" x 30" iron rebars with an orange plastic cap stamped “EMLER 7760”.

Survey and description by Randall A. Emler, Professional Surveyor #7760 in April, 2001.

RECORDED  
FOR PUBLIC SALE  
BY *[Signature]*  
4-26-2001



This property is subject to all legal highways, right-of-ways, easements, leases and restrictions of record or otherwise legally established which may not be necessarily shown hereon

**MAINTENANCE AGREEMENT:** (60' common access drive - easement)  
 Grantee, for grantee, grantee's heirs and assigns, covenants with grantor, grantor's heirs and assigns, that grantee in common with others from time to time and at all times hereafter at their shared expense, will repair and maintain, in a proper, substantial and workmanlike manner the 60' non-exclusive common drive.

**Dedication:**  
 I, the undersigned, Joe J. Detweiler for Acreage Investments, Inc. owner of the real estate shown, hereby certify that I have caused the same to be surveyed and platted into lots. Lots are numbered 2-15, inclusive and named "VIRGINIA RIDGE FARM SUBDIVISION" and that this plat does not involve any new public roads.

Joe J. Detweiler  
 Witness Wendi L. Iberg  
 Witness Cathy Abel

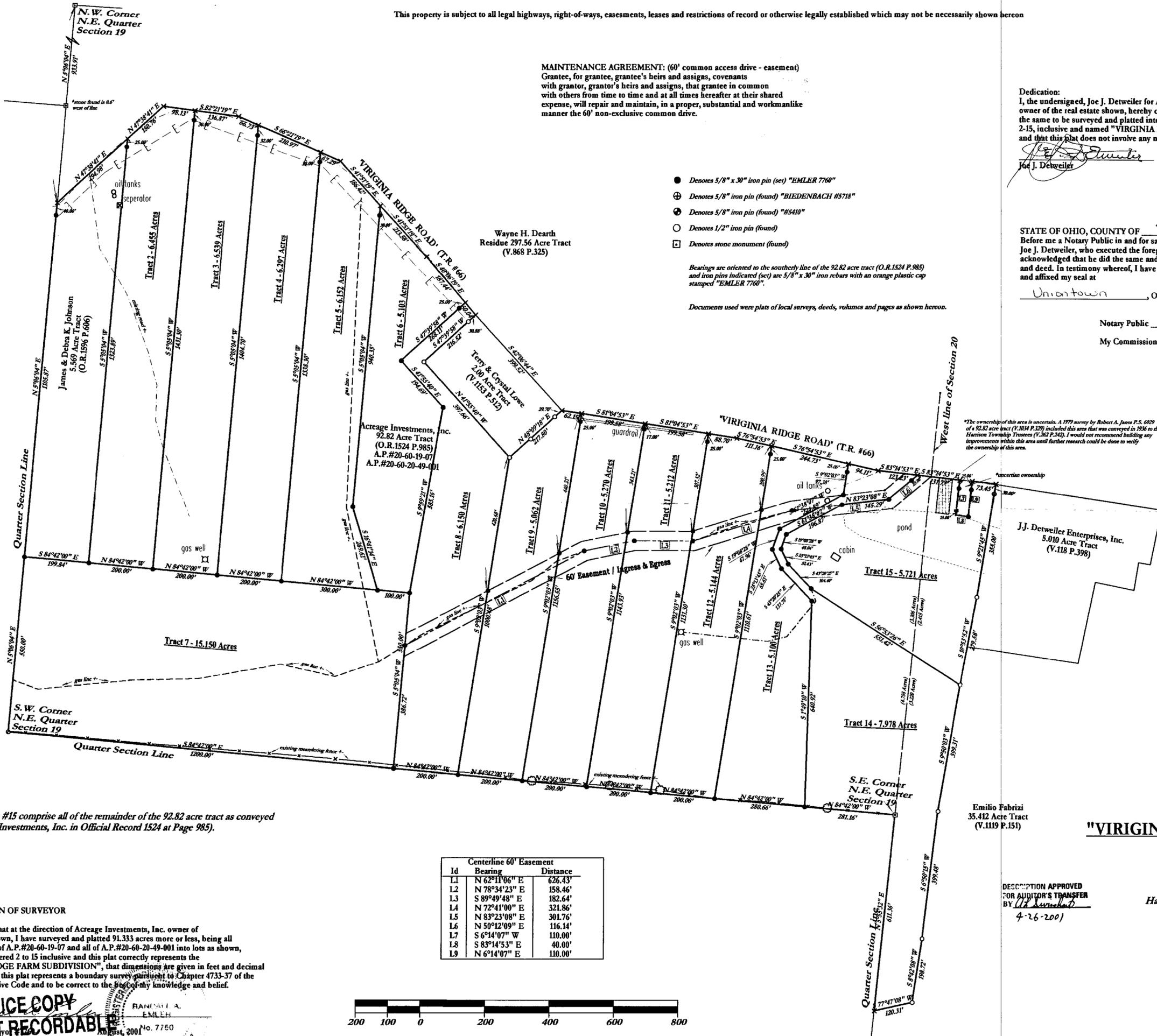
STATE OF OHIO, COUNTY OF Stark  
 Before me a Notary Public in and for said County, personally appeared Joe J. Detweiler, who executed the foregoing instrument and acknowledged that he did the same and that it was his free act and deed. In testimony whereof, I have hereunto subscribed my name and affixed my seal at  
Uniontown, Ohio, this 7<sup>th</sup> day of August 2001.

Notary Public Wendi L. Iberg  
 My Commission Expires 11-30-05

- Denotes 5/8" x 30" iron pin (set) "EMLER 7760"
- ⊕ Denotes 5/8" iron pin (found) "BIEDENBACH #5718"
- ⊙ Denotes 5/8" iron pin (found) "#5410"
- Denotes 1/2" iron pin (found)
- Denotes stone monument (found)

Bearings are oriented to the southerly line of the 92.82 acre tract (O.R.1524 P.985) and iron pins indicated (set) are 5/8" x 30" iron rebar with an orange plastic cap stamped "EMLER 7760".

Documents used were plats of local surveys, deeds, volumes and pages as shown hereon.



*"The ownership of this area is uncertain. A 1979 survey by Robert A. Jones P.S. 6029 of a 92.82 acre tract (V.1034 P.129) included this area that was conveyed in 1936 to the Harrison Township Trustees (V.342 P.243). I would not recommend building any improvements within this area until further research could be done to verify the ownership of this area."*

Description approved for Auditor's Transfer

Transferred Date

Muskingum County Auditor  
 Fee:

State of Ohio, Muskingum County  
 Received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 2001  
 at \_\_\_\_\_ o'clock \_\_\_\_\_  
 Recorded \_\_\_\_\_, 2001  
 In: \_\_\_\_\_  
 Fee: \_\_\_\_\_

Muskingum County Recorder

Plat of a Survey  
 for  
**ACREAGE INVESTMENTS, INC.**  
 of the  
**"VIRGINIA RIDGE FARM SUBDIVISION"**  
 Located in  
 Northeast Quarter of Section 19  
 West Half of Section 20, T-12, R-12  
 Harrison Township, Muskingum County, Ohio.

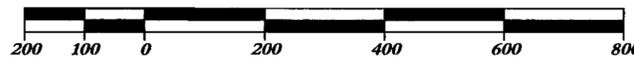
DESCRIPTION APPROVED  
 FOR AUDITOR'S TRANSFER  
 BY (J.J. Detweiler)  
 4-26-2001

Scale: 1" = 200' August, 2001

Prepared By  
**WARD & EMLER SURVEYING, INC.**  
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 New Philadelphia, Ohio 44663  
 (330) 364-5866 (voice & fax)  
 E-mail: surveyors2@juno.com

\*Tracts #2 - #15 comprise all of the remainder of the 92.82 acre tract as conveyed to Acreage Investments, Inc. in Official Record 1524 at Page 985).

Centerline 60' Easement		
Id	Bearing	Distance
L1	N 62°11'06" E	626.43'
L2	N 78°34'23" E	158.46'
L3	S 89°49'48" E	182.64'
L4	N 72°41'00" E	321.86'
L5	N 83°23'08" E	301.76'
L6	N 50°12'09" E	116.14'
L7	S 6°14'07" W	110.00'
L8	S 83°14'53" E	40.00'
L9	N 6°14'07" E	110.00'



**CERTIFICATION OF SURVEYOR**  
 I, hereby certify that at the direction of Acreage Investments, Inc. owner of the real estate shown, I have surveyed and platted 91.333 acres more or less, being all of the remainder of A.P.#20-60-19-07 and all of A.P.#20-60-20-49-001 into lots as shown, the lots are numbered 2 to 15 inclusive and this plat correctly represents the "VIRGINIA RIDGE FARM SUBDIVISION", that dimensions are given in feet and decimal parts thereof, and this plat represents a boundary survey pursuant to Chapter 4733-37 of the Ohio Administrative Code and to be correct to the best of my knowledge and belief.

**OFFICE COPY**  
 NOT RECORDABLE  
 RANDALL A. EMLER  
 No. 7760  
 State of Ohio