

KNOW ALL MEN BY THESE PRESENTS

That Shirley Elaine Barr, single, of Muskingum County, State of Ohio, for valuable consideration paid, grants with general warranty covenants, to J.J. Detweiler Enterprises, Inc., whose tax mailing address is 2814 Edison Street, N.W., Uniontown, Ohio 44685, the following real property situated in the Township of Highland, County of Muskingum, State of Ohio and described as follows:

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

Being located in the northeast and northwest quarters of Section 1, Township 2, Range 5 and being all of a 41.03 acre tract and a 85.35 acre tract (A.P. #23-30-01-03.000) as conveyed to Shirley Elaine Barr in Deed Volume 871 at Page 221 the Muskingum County Deed Records, being more fully described as follows;

Commencing at a stone monument (found) at the northeast corner of Section 1, T-2, R-5, being also the southeast corner of Section 21, T-3, R-5, on the "Monroe - Highland Township Line" and on the "MUSKINGUM - GUERNSEY COUNTY Line";

Thence with the northerly line of said northeast quarter section and said "Monroe - Highland Township Line", North 87 deg. 45 min. 28 sec. West, 1319.10 feet to a chiseled cross (found) on a large rock at the northeast corner of the west half of said northeast quarter and at the TRUE PLACE OF BEGINNING of the tract herein to be described;

Thence from said beginning and with the easterly line of said west half, South 1 deg. 51 min. 50 sec. West, 2817.62 feet to a 5/8" iron pin (found) at the southeast corner of said west half;

Thence with the southerly line of said northeast quarter section, North 87 deg. 16 min. 02 sec. West, 1311.42 feet to a 24" ash tree at the center of said Section 1;

Thence with the southerly line of said northwest quarter section, North 87 deg. 27 min. 34 sec. West, 1443.19 feet to a 5/8" iron pin (set) at the southeasterly corner of a 113.83 acre tract as conveyed to Robert V. Barr (O.R.V. 1529 P. 417), the southwesterly corner of said 41.03 acre tract and in a creek;

Thence with the easterly bounds of said 113.83 acre tract and the westerly bounds of said 41.03 acre tract the following 5 courses and distances;

- 1) North 26 deg. 37 min. 26 sec. East, 305.58 feet to a point in said creek, passing on line a 5/8" iron pin (set) at 288.17 feet;
- 2) Thence North 53 deg. 22 min. 26 sec. East, 96.36 feet to a 5/8" iron pin (set);
- 3) Thence North 30 deg. 00 min. 52 sec. East, 792.00 feet to a 5/8" iron pin (set);
- 4) Thence South 86 deg. 55 min. 53 sec. East, 145.86 feet to a 5/8" iron pin (set);
- 5) Thence North 10 deg. 04 min. 07 sec. East, 973.50 feet to a point on the southerly line of a 111.62 acre tract as conveyed to Nicholas K. & James C. Wilder (D.V. 908 P. 298) and at the northwesterly corner of said 41.03 acre tract, passing on line a 5/8" iron pin (set) at 927.46 feet;

Thence with the southerly line of said 111.62 acre tract and with "DICKSON ROAD", South 82 deg. 16 min. 33 sec. East, 583.89 feet to a 5/8" iron pin (set) at the southeasterly corner of said 111.62 acre tract and on the westerly line of said northeast quarter section;

Thence with the westerly line of said northeast quarter section, North 1 deg. 51 min. 04 sec. East, 852.72 feet to a 5/8" iron pin (set) at the northwest corner of the northeast quarter of said Section 1 and the "Monroe - Highland Township Line";

Thence with the northerly line of said Section 1 and said township line, South 87 deg. 45 min. 28 sec. East, 1311.91 feet to the TRUE PLACE OF BEGINNING containing 126.303 Acres more or less but subject to all legal highways, right-of-ways, easements, leases and restrictions of record or otherwise legally established.

The above described 126.303 acre tract comprises of 84.668 acres in the northeast quarter and 41.635 acres in the northwest quarter of Section 1.

Bearings are oriented to north as observed by GPS observations 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 February, 2005.

PARCEL NO.: 23-30-01-03-000
23-30-01-06-000

**OFFICE COPY
NOT RECORDABLE**

All taxes and special assessments now a lien against the above described premises have been prorated between the parties and the grantees herein by their acceptance of this deed agree to assume and pay all taxes and assessments thereafter.

Prior Instrument Reference: Volume 871, Page 221, Muskingum County Deed Records.

Grantors herein release all rights of dower.

**EXEMPT FROM
PLANNING COMMISSION**

Executed on this _____ day of March, 2005.

[Signature] 4-7-2005

APPROVED FOR CLOSURE

[Signature] 3-24-2005

Shirley Elaine Barr

State of Ohio, _____ :

_____ County: ss, Before me, a Notary Public, in and for said County and State, personally appeared the above named **Shirley Elaine Barr, single**, who acknowledged that she did sign the foregoing instrument and that the same is their free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at _____, Ohio this _____ day of March, A.D. 2005.

Notary Public

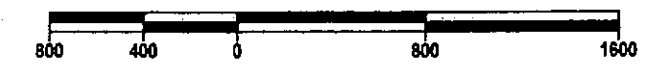
This Instrument Prepared By:
Pomerene, Burns & Skelton
309 Main Street, Coshocton, Ohio 43812
James R. Skelton (PB&S:JRS/mw)

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.

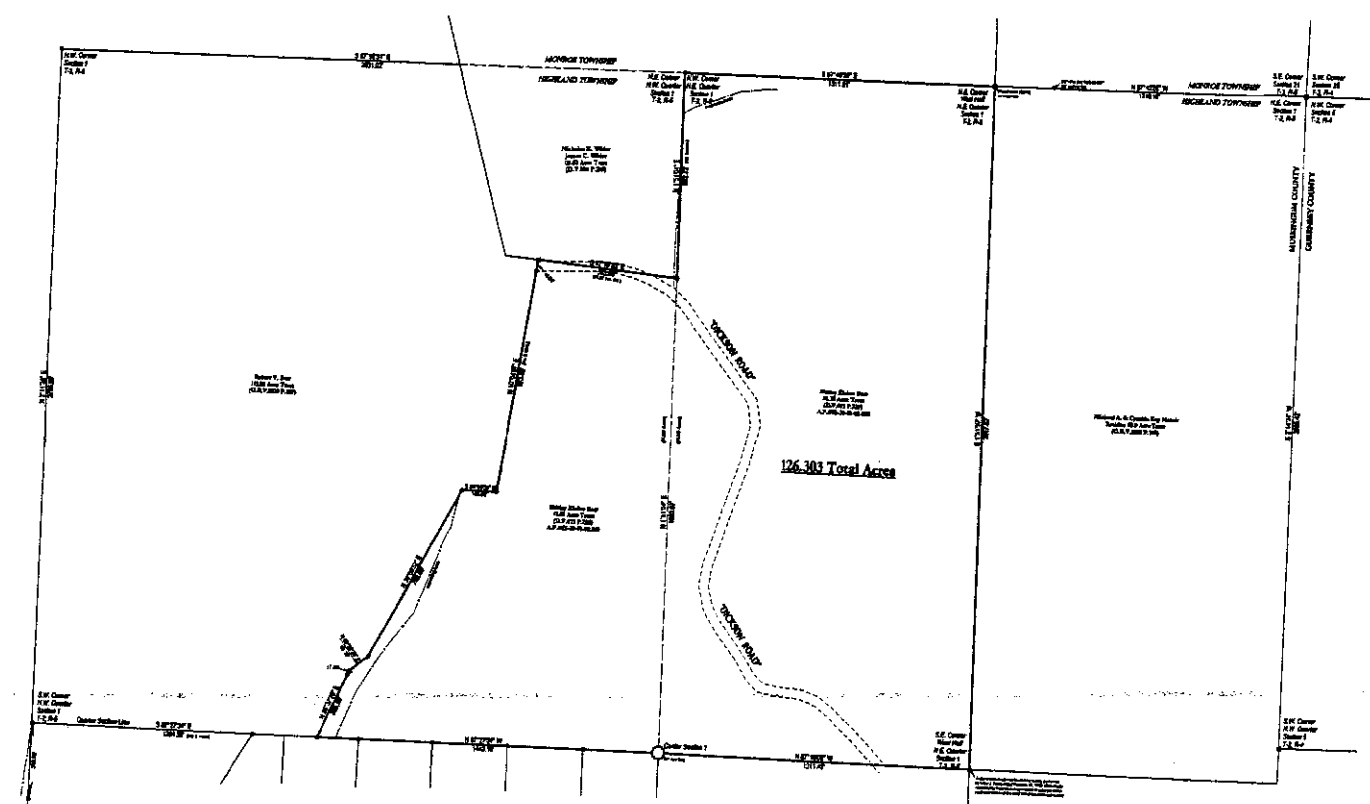
- Denotes 5/8" x 30" iron pin (set) "EMLER 7760"
- Denotes 5/8" iron pin (found) "CLS 7224"
- ⊕ Denotes 5/8" iron pin (found)
- Denotes stone monument (found)

Bearings are oriented to north as observed by GPS observations and iron pins indicated (set) are 5/8" x 30" iron rebars with an orange plastic cap stamped "EMLER 7760".

Documents used:
 Roger W. Claus, P.S.#6456 survey dated June 3, 1991
 Joseph T. Spilker P.S.#5862 survey dated June 23, 1992
 Terry J. Finley P.S.#7222 survey dated February 26, 1999
 Deed Volumes and Pages as shown hereon.



Plat of Survey:		(Shirley Barr Farm)
		DAVE KAUFMAN REALTY
Location:		Northeast & Northwest Quarters of Section 1, T-2, R-5 Highland Township, Muskingum County, Ohio
Scale:	1" = 800'	
Date Surveyed:	February, 2005	
File ID:	DKSHIRLY	
Prepared By WARD & EMLER SURVEYING, INC. 113 Third Street S.E. New Philadelphia, Ohio 44663 Phone: (330) 364-5866 Fax: (330) 364-1107 E-mail: wesurvey@adelphia.net		



APPROVED FOR CLOSURE
[Signature] 3-24-2005

EXEMPT FROM
 PLANNING COMMISSION
[Signature] 4-7-2005

41.635 Acres in the northwest quarter of Section 1
 84.668 Acres in the northeast quarter of Section 1
 126.303 Total Acres

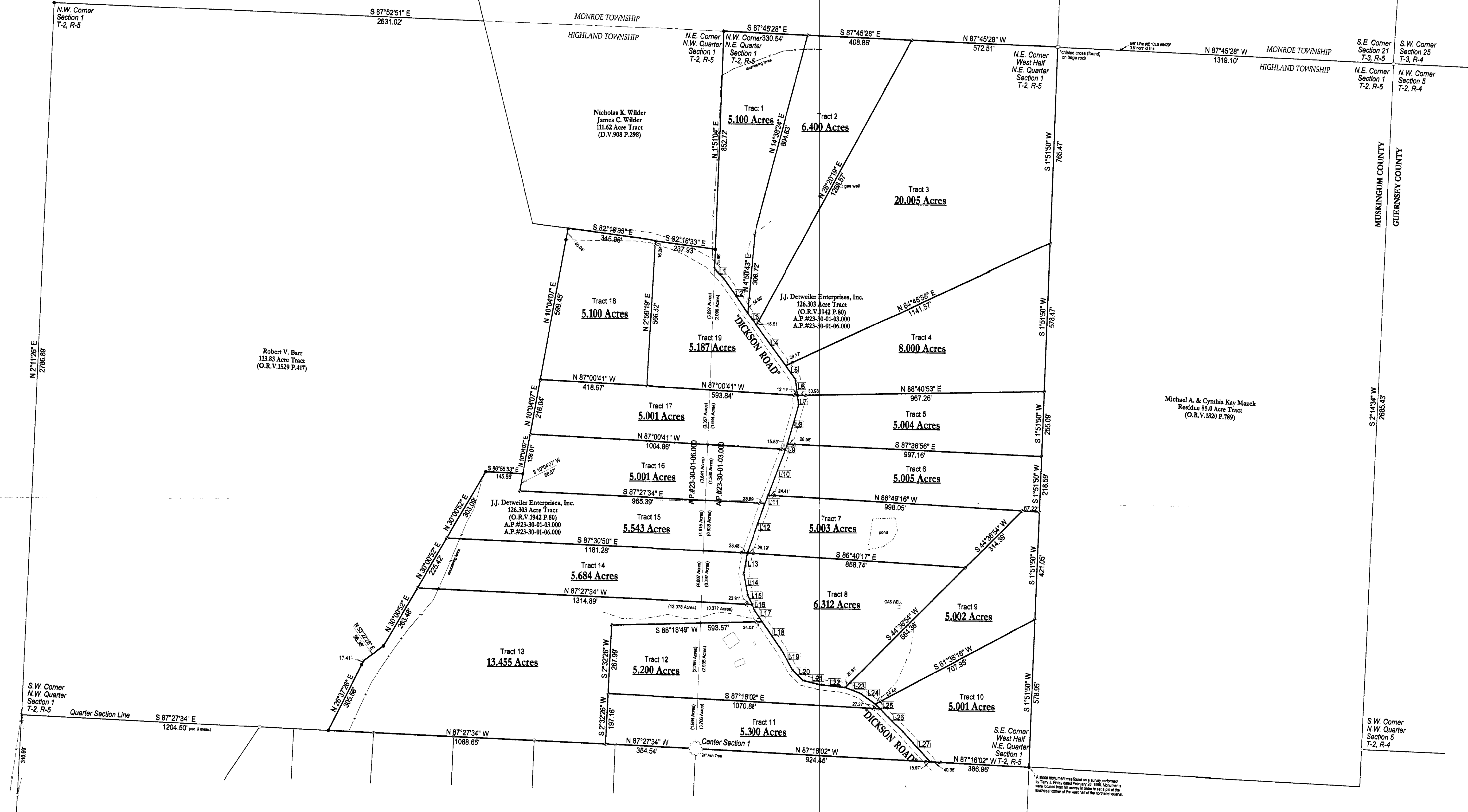
This survey comprises of all of the premises as conveyed to Shirley Elaine Barr at Deed Volume 871 Page 22.

I, the undersigned do hereby state that this plat is true and correct and that I am a duly licensed and bonded Professional Surveyor in the State of Ohio.

OFFICE COPY NOT RECORDABLE

PROFESSIONAL SURVEYOR
RANDALL A. EMLER
 No. 7760
 STATE OF OHIO

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.



"Dickson Road"		
Id	Bearing	Distance
L1	N 45°09'49" W	52.01'
L2	N 35°24'20" W	162.39'
L3	S 36°31'20" E	60.00'
L4	S 36°31'20" E	196.09'
L5	N 36°31'20" W	65.00'
L6	N 7°31'49" W	62.05'
L7	N 7°31'49" W	39.62'
L8	N 15°43'29" E	157.84'
L9	S 20°19'58" W	22.51'
L10	S 20°19'58" W	191.73'
L11	N 19°35'16" E	36.08'
L12	N 19°35'16" E	207.28'
L13	N 8°41'04" E	81.61'
L14	N 10°53'38" W	87.51'
L15	S 28°28'27" E	40.06'
L16	S 28°28'27" E	26.35'
L17	S 34°57'35" E	52.51'
L18	S 34°57'35" E	133.00'
L19	N 29°58'17" W	91.23'
L20	N 45°28'47" W	57.16'
L21	N 77°08'58" W	69.97'
L22	N 64°00'53" W	97.97'
L23	N 69°05'51" W	66.19'
L24	N 54°07'49" W	69.16'
L25	N 45°21'00" W	25.89'
L26	N 45°21'00" W	125.80'
L27	N 43°02'20" W	157.60'

- Denotes 5/8" x 30" iron pin (set) "EMLER 7760"
- Denotes 5/8" x 30" iron pin (found) "EMLER 7760" set on previous survey.
- Denotes 5/8" iron pin (found) "CLS 7224"
- ⊕ Denotes 5/8" iron pin (found)
- Denotes stone monument (found)

Bearings are oriented to north as observed by GPS observations and iron pins indicated (set) are 5/8" x 30" iron rebars with an orange plastic cap stamped "EMLER 7760".

Documents used:
Roger W. Claus, P.S.#6456 survey dated June 3, 1991
Joseph T. Spiller P.S.#5862 survey dated June 23, 1992
Terry J. Finley P.S.#7222 survey dated February 26, 1999
Deed Volumes and Pages as shown hereon.

This survey comprises of all of the premises as conveyed to J.J. Detweiler Enterprises, Inc. at Official Record Volume 1942 Page 80.

"SHIRLEY BARR FARM"



Plat of Survey: J.J. DETWEILER ENTERPRISES, INC.	
Location: Northeast & Northwest Quarters of Section 1, T-2, R-5 Highland Township, Muskingum County, Ohio	
Scale: 1" = 200'	Prepared By: WARD & EMLER SURVEYING, INC. 113 Third Street S.E. New Philadelphia, Ohio 44663 Phone: (330) 364-5866 Fax: (330) 364-1107 E-mail: wesurvey@adelphia.net
Date Surveyed: March & August, 2005	File ID: JJSBARR

I, the undersigned, do hereby certify that this plat is true and correct to the best of my knowledge and belief.
Randall A. Emler
Professional Surveyor #7760
August 31, 2005

