

ADDRESS N/A

DESCRIPTION OF 15.751 ACRES

Situated in the State of Ohio, County of Muskingum, Township of Highland, being in the southwest quarter of Section 2, Range 5 West, Township 2 North, of "The United States Military District", and being bounded and described as follows:

Commencing for Reference at an 5/8" iron pin found uncapped at the southeast corner of the southwest quarter of Section 2 (Note: Reference bearing on the east line of the southwest quarter of Section 2 used as North 00°39'05" East.);

Thence, with the east line of the southwest quarter of Section 2, North 00°39'05" East a distance of 806.49 feet to a point in the centerline of State Route No. 83 (Friendship Drive), being **THE TRUE POINT OF BEGINNING** for this description;

Thence, from said Point of Beginning and running with the centerline of State Route No. 83, the following five courses:

- (1) North 55°46'11" West a distance of 68.26 feet to a point;
- (2) Thence North 51°37'21" West a distance of 216.83 feet to a point;
- (3) Thence North 42°21'55" West a distance of 139.53 feet to a point;
- (4) Thence North 35°45'25" West a distance of 305.61 feet to a point;
- (5) Thence North 11°47'10" West a distance of 399.02 feet to a point at the southwest corner of a 15.22 acres residue tract of an original 25.2197 acres tract conveyed to Sunya D. Ware by Deed Volume 781, Page 225 of the Muskingum County Recorder's Office;

Thence, leaving the road with the south line of said Ware property, South 86°47'10" East a distance of 300.00 feet to an iron pin set, passing through two iron pins set at distances of plus 30.00 feet and plus 130.00 feet, respectively;

Thence, with the east line of said Ware property, North 00°54'05" West a distance of 1,073.66 feet to an iron pin set in the north line of the southwest quarter of Section 2, passing over the centerline of Township Road No. 176 (Hensel Road) at a distance of plus 688.11 feet and passing through two iron pins set at distances of plus 658.11 feet and plus 718.11 feet, respectively;

Thence, with the north line of the southwest quarter of Section 2, South 89°43'39" East a distance of 320.29 feet to a 5/8" iron pin found at the center of Section 2;

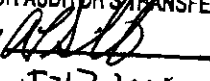
Thence, with the east line of the southwest quarter of Section 2, South 00°39'05" West a distance of 1,970.04 feet to The Point of Beginning, passing over the centerline of Township Road No. 176 at a distance of plus 211.86 feet and passing through four iron pins set at distance of plus 276.86 feet, plus 1,124.90 feet, plus 1,840.04 feet, and plus 1,940.04 feet, respectively;

Containing 15.751 acres, more or less, of which:

5.751 acres are all of Parcel No. 23-23-30-02-14.000 and
10.000 acres are all of Parcel No. 23-23-30-02-13.000.

Subject to all legal right-of-ways, easement, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of State Route No. 83.

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BY 
J-17-2002

Subject to the right-of-way of Township Road No. 176.

Subject to the 100-Year Flood Plain restrictions, if applicable.

All iron pins set are 5/8" x 30" rebar capped and labeled "Claus 6456".

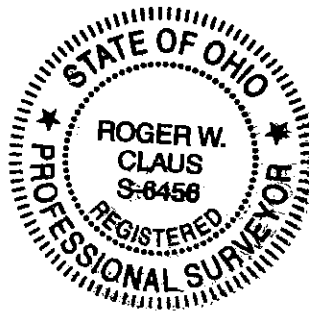
The bearings in this description are for angle calculations only and are based on the east line of the southwest quarter of Section 2 used as North 00°39'05" East.

A plat of the above-described survey has been submitted for file at the County Engineer's Office.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on an actual field survey of May 3, 2004; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Official Records Volume 1840, Page 66

Surveyor: **OFFICE COPY**
NOT RECORDABLE
Date: 05-10-04



JOHN L. AND BERTHA P. BALLANTINE
153.908 ACRES RESIDUE OF ORIGINAL 161 ACRES
PARCEL TWO OF O.R. VOL. 1611, PG. 337

0' 100' 200'
SCALE 1" = 100'

PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP "BLOOMFIELD"
- (4) U.S.G.S. QUAD. MAP "OTSEGO"
- (5) SURVEY PLAT BY JOHN R. MARSHALL (D.V. 1002, PG. 40)

SUBJECT TO ALL LEGAL RIGHT-OF-WAYS,
EASEMENTS, RESTRICTIONS, RESERVATIONS,
AND ZONING REGULATIONS OF RECORD.
SUBJECT TO 100 YEAR FLOOD PLAIN
RESTRICTIONS, IF APPLICABLE.
SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED
IN A FULL AND ACCURATE TITLE SEARCH.

- 1/2" X 3/8" IRON PIN FOUND CAPPED "CLAUS 6456".
- 5/8" X 3/8" IRON PIN SET CAPPED "CLAUS 6456".
- 5/8" IRON PIN FOUND UNCAAPPED.
- "IRON PIN FOUND CAPPED"
- "IRON PIN FOUND CAPPED"
- ▲ "IRON PIN FOUND CAPPED"
- CONCRETE MONUMENT FOUND
- MARKED STONE FOUND.
- UN-MARKED STONE FOUND
- + SURVEY ANGLE POINT
- ▲ RAILROAD SPIKE SET
- RAILROAD SPIKE FOUND.
- TREE WITH WIRE FOUND
- == EXISTING PROPERTY LINES
- - - - - FENCE EVIDENCE FOUND
- == LINES OF THIS SURVEY

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT IT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES.

[illegible]

REVISIONS	DATE	DETAILS
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SURVEY PLAT FILE: 040424

Line	Bearing	Distance
1	N 55°46'11"W	68.26'
2	N 51°37'21"W	216.83'
3	N 42°21'55"W	139.33'
4	N 35°45'25"W	305.61'
5	S 86°47'10"E	30.00'
6	S 86°47'10"E	100.00'
7	S 86°47'10"E	170.00'
8	N 0°54'05"W	30.00'
9	N 0°54'05"W	30.00'
10	S 89°43'39"E	320.29'
11	S 0°39'05"W	211.86'
12	S 0°39'05"W	65.00'
13	S 0°39'05"W	100.00'
14	S 0°39'05"W	30.00'
15	S 86°47'10"E	300.00'

DESCRIPTION APPROVED
FOR AUDIO TRANSFER

BY W.S.B.
5-17-2009

MORROW'S STONEY POINT FARM, INC.
99 ACRES
PARCEL II OF D.V. 1049, PG. 155