

25-40-51-12
9450 WEST PIKE

Grubbs Estate
34.70 Ac.
Part of Parcel No. 25-40-51-12-000

Situated in the state of Ohio, County of Muskingum, Township of Hopewell:

Being a part of Lot 14 in Quarter Township Three (3), Township One (1), Range Nine (9) of the United States Military Lands and part of the property Recorded in the name of Barbara Carolyn Carter (Grubb Estate) in Volume 1538, Page 877 of the Muskingum County Deed Records bounded and described as follows:

Commencing at a rebar found at the southeast corner of said Lot 14; thence N 87° 11' 14" W (the base of bearings is State Plane Grid from a Solar Observation) along the south line of said Lot 14 a distance of 840.18 feet to an iron pin found at the true place of beginning for the following described parcel; thence N 87° 24' 00" W along the south line of said Lot 14 and the north line of Daryl and Rose Porter (Parcel 9 Vol. 641, pg. 209) a distance of 1833.46 feet to a point at the southwest corner of said Lot 14 and passing through an iron pin set at 1690.16 feet and passing through a nail in the center of South Hopewell Road at 1720.86 feet and through a solid 1" iron pin set at 1799.81 feet; thence N 2° 38' 07" E along the west line of said Lot and the east line of property owned by said Daryl and Rose Porter (Parcel 2 Vol. 641, pg. 208) 594.06 feet to a point in said South Hopewell Road; thence S 88° 13' 14" E along the south line of a 4.63 acre parcel (Vol. 1538, pg. 877) 592.63 feet to an iron pin set and passing through an iron pin set at 20.00 feet; thence N 4° 12' 14" E along the east line of said 4.63 acres 475.83 feet to an axle found on the south line of Route 40 (90 feet right of Centerline Station No. 899+50); thence S 80° 40' 25" E along the south right of way of said Route 40 a distance of 426.02 feet to an iron pin set 145 feet right of Centerline Station No. 903+75; thence N 82° 38' 58" E along the south line of said Route 40 a distance of 480.87 feet to an iron pin set 60 feet right of Centerline Station No. 908+50; thence S 81° 15' 07" E along said right of way 24.45 feet to an iron pin set in the west line of property owned by John and Lois Yaw (Vol. 209, pg. 501); thence S 2° 41' 09" W along said Yaw west line 439.89 feet to an iron pin set; thence S 46° 21' 20" E along said line 315.30 feet to an iron pin set; thence S 87° 57' 21" E along the south line of said Yaw property 71.70 feet to an iron pin set; thence S 2° 55' 45" W along the west line of property owned by Linda Porter (Vol. 1525, pg. 186) 462.54 feet to the true place of beginning containing Thirty-four and seventy hundredths (34.70) acres.

Part of Auditors Parcel No. 25-40-51-12-000.

Subject to all legal right-of-ways and easements on record.

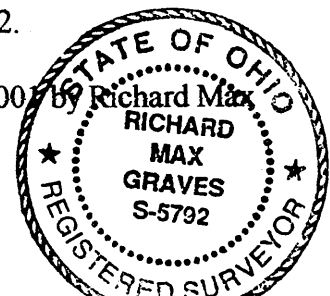
All iron pins set are 5/8" x 30" rebar with plastic cap Graves No. 5792.

This description was written from a Field Survey made August 29, 2007 by Richard Max Graves, Registered Surveyor, No. 5792.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY

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NOT RECORDABLE**



25-40-50-12-PART
ADDRESS N/A

Grubbs Estate
Property Under Easement for State Route 40
7.00 acres
Part of Parcel No. 25-40-51-12-000

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

Being a part of Lot 14 in Quarter Township Three (3), Township One (1), Range Nine (9) of the United States Military Lands and part of property Recorded in the name of Barbara Carolyn Carter (Vol. 1538, Page 877) of the Muskingum County Deed Records bounded and described as follows:

Beginning at an axle found on the south right of way of Route 40 (90 feet right of centerline Station No. 899+50), said axle bears the following 3 courses and distances from the southwest corner of Lot 14:

1 - N 2° 38' 07" E 594.06 feet (the base of bearings is State Plane Grid from a Solar Observation)

2 - S 88° 13' 14" E 592.63 feet

3 - N 4° 12' 14" E 475.83 feet; thence from said place of beginning continuing N 4° 12' 14" E along the east line of a 4.63 acre parcel (Vol. 1538, pg. 877) 90.27 feet to a point in the center of said State Route 40; thence along said center line and the north line of said 4.63 acre parcel on a curve to the left having a radius of 28647.9 feet (the chord of which bears N 88° 39' 37" W 175.75 feet an arc distance of 175.76 feet to a point on the east line of Lot 56 of the Village of Hopewell (PB K, pg.248); thence along said Village N 3° 10' 23" W 77.80 feet to a point in the center of Old National Road 77.58 feet left of centerline Station 897+73.41 feet; thence N 85° 00' 13" E along the center of said National Road 591.96 feet to a point 147 feet left of centerline Station 903+59 feet; thence N 89° 55' 52" E along the center of said road 832.17 feet to a point; thence S 3° 00' 51" W along the west line of property owned by C. Porter (Vol. 524, pg. 887) 193.75 feet to a point in the centerline of State Route 40 and passing through an axle found at 40.00 feet; thence along the center of said State Route 40 on a curve to the left having a radius of 28647.9 feet and along the north line of property owned by John and Lois Yaw (Vol. 209, pg. 501) the chord of which bears N 86° 19' 58" W 314.56 feet an arc distance of 314.58 feet to a point; thence S 2° 41' 09" W along the west line of said Yaw property 62.31 feet to an iron pin set; thence N 81° 15' 07" W along said right of way of said State Route 40 a distance of 24.45 feet to an iron pin set 60 feet right of centerline Station 908+50; thence S 82° 38' 58" W along the south line of said right of way 480.87 feet to an iron pin set 145 feet right of centerline Station No. 903+75; thence N 80° 40' 25" W along said right of way 426.02 feet to the place of beginning containing Seven and no hundredths (7.00) acres.

Easement recorded in Vol. 406, pg. 14.

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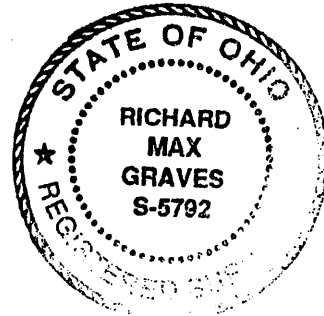
The above property is under perpetual easement a right of way for highway and road purposes.

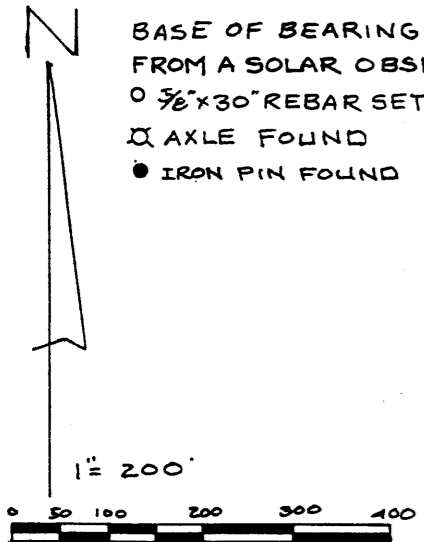
Part of Auditors Parcel No. 25-40-51-12-000.

All iron pins set are 5/8" x 30" rebar capped Graves No. 5792.

This description was written from a Field Survey made August 29, 2001 by Richard Max Graves, Registered Surveyor, No. 5792.

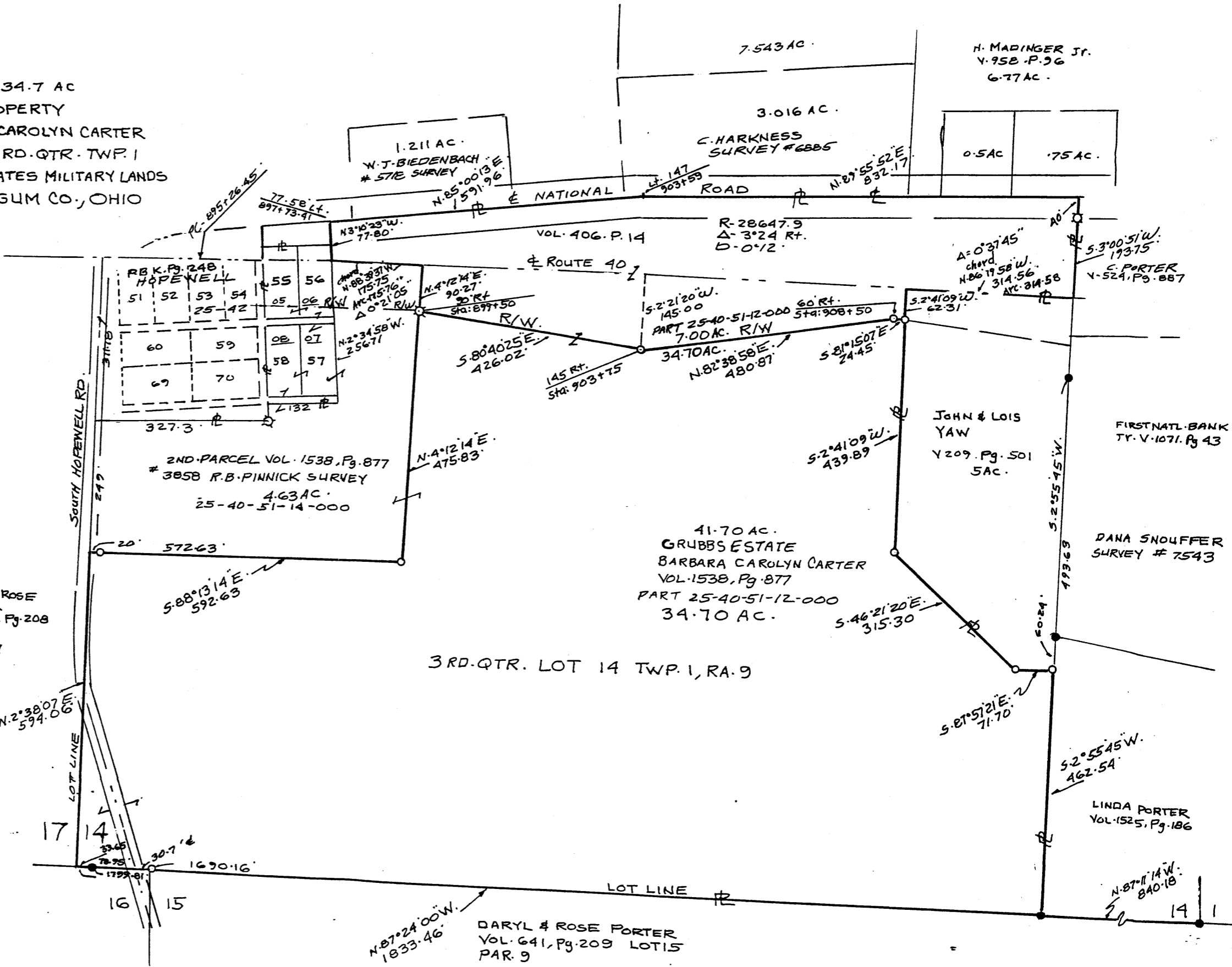
DESCRIPTION APPROVED
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BY RMG
11-21-2001





BASE OF BEARINGS IS STATE PLANE GRID
 FROM A SOLAR OBSERVATION
 ○ 3/8" x 30" REBAR SET-CAPPED GRAVES #5792
 ⊕ AXLE FOUND
 ● IRON PIN FOUND

MAP SHOWING SURVEY OF 34.7 AC
 AND 7.00 AC PART OF PROPERTY
 IN THE NAME OF BARBARA CAROLYN CARTER
 VOL. 1538, Pg. 877 IN THE 3RD. QTR. TWP. 1
 RA. 9 LOT 14 UNITED STATES MILITARY LANDS
 HOPEWELL TWP. MUSKINGUM CO., OHIO



REFERENCE LIST

- VOL. 1538 P. 877
- VOL. 641 P. 208
- VOL. 1525 P. 186
- VOL. 209 P. 501
- VOL. 406 P. 14
- VOL. 573 P. 690

2 SURVEYS BY R.B. PINNICK
 # 3858

1 SURVEY BY D. SNOUFFER
 # 7543

2 SURVEYS BY W.T. BIEDENBACH
 # 5718

2 SURVEYS BY C.R. HARKNESS
 # 6885

HOPEWELL TAX MAP # 25-40

USGS GRATIOT QUAD

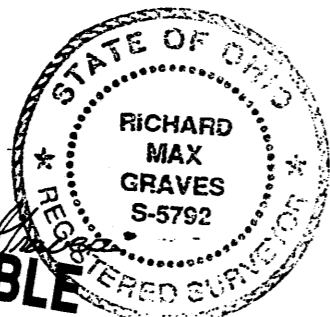
STATE HIGHWAY R/W MAPS

AERIAL PHOTO 1" = 400'

DESCRIPTION APPROVED
 FOR AUDITOR'S TRANSFER

BY *[Signature]*
 11-21-2001

RICHARD MAX GRAVES
 REGISTERED SURVEYOR #5792
 2925 KENLOOODS DR.
 NASHPORT, OHIO 43082
 AUGUST 29, 1983



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DARYL & ROSE PORTER
 VOL. 641, Pg. 209 LOT 15
 PAR. 9