

7095 HEDGES LN

**MORRIS & ASSOCIATES, INC.**

SURVEYORS • ENGINEERS  
LAND SURVEYS                      SITE DEVELOPMENT  
TOPOGRAPHIC SURVEYS          CONSTRUCTION LAYOUT

**56.828 ACRE DESCRIPTION-cont'd.**

Thence with the centerline of said Township Road 642, and with a new division line into said Section 19 and said Parcel 1 (Kathleen Hedges Tract), the following three (3) courses and distances:

- 1.) Thence N 66°51'21" E a distance of 119.83 feet to a 5/8" rebar set;
- 2.) Thence N 58°25'50" E a distance of 194.32 feet to a 5/8" rebar set;
- 3.) Thence N 68°28'32" E a distance of 170.11 feet to a point, said point being the northwest corner of a tract of land described in a deed to Ronald G. & Barbara K. Wolfe recorded in DB.999 Pg.93;

Thence S 01°17'55" E leaving the centerline of said road, and with the west line of said Wolfe Tract, passing through a 5/8" rebar set at 21.31 feet, a total distance of 136.57 feet to a 5/8" rebar set at the southwest corner of said Wolfe Tract;

Thence N 88°42'05" E with the south line of said Wolfe Tract, a distance of 459.55 feet to a 5/8" rebar found at the southeast corner of said Wolfe Tract, in the east line of said Section 19, and in the east line of said Parcel 1 (Kathleen Hedges Tract);

Thence S 00°19'30" E with the east line of said Section 19 and the east line of said Parcel 1 (Kathleen Hedges Tract) a distance of 80.37 feet to the point of beginning and containing 56.828 acres of land, more or less. Subject to all easements, leases, conditions, covenants, and right-of-way of record.

The 56.828 acre parcel herein described contains:

1.890 acres (part of Parcel 1)--part of Parcel # 29-29-50-19-12-000

54.938 acres (all of Parcel 2)--all of Parcel # 29-29-90-22-01-000  
~~(all of Parcel 2) all of Parcel # 29-29-50-22-02-000~~

The 5/8" rebar set as mentioned herein is a 5/8" rebar, 30" in length, with a plastic cap stamped "MORRIS&ASSOC.-PS 7347". The bearings are based on an assumed meridian of S 00°00'00" E for the east line of the northeast quarter of said Section 22 and are to be used to denote angles only.

This description was prepared by Morris & Associates, Inc. from record information and an actual field survey of the premises in August of 1998.



OFFICE COPY  
NOT RECORDED  
Victor A. Morris 9-08-98  
Morris & Associates, Inc.

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY *[Signature]*  
9-9-98

**MORRIS & ASSOCIATES, INC.**

**SURVEYORS • ENGINEERS**

LAND SURVEYS

TOPOGRAPHIC SURVEYS

SITE DEVELOPMENT

CONSTRUCTION LAYOUT

**56.828 ACRE DESCRIPTION**

Situated in the State of Ohio, County of Muskingum, Township of Jackson, and being a part of the Southeast Quarter of Section 19 and the Northeast Quarter of Section 22, Township 3, Range 9, of the United States Military Lands. Being also a part of Parcel 1, and all of Parcels 2 and 3 as described in a deed to Jessie Kathleen Hedges (hereinafter referred to as Kathleen Hedges) recorded in Deed Book 973 Page 261, all references to Deed Book (DB.) refer to the records of the Muskingum County Recorder's Office, Zanesville, Ohio. Said 56.828 acre parcel being further bounded and described as follows:

Beginning at a stone with "x" found at the northeast corner of said Section 22, said stone being the northeast corner of said Parcel 2 (Kathleen Hedges Tract), being the southeast corner of said Parcel 1 (Kathleen Hedges Tract), and being the northwest corner of a tract of land described in a deed to Stephen McCann et al. recorded in DB.1129 Pg.364;

Thence S 00°00'00" E with the east line of said Section 22, the east line of said Parcel 2 and Parcel 3 (Kathleen Hedges Tracts), and with the west line of said McCann Tract a distance of 2672.64 feet to a stone found at the southeast corner of said Parcel 3 (Kathleen Hedges Tract), a southwest corner of said McCann Tract, and said stone being the southeast corner of the northeast quarter of Section 22;

Thence S 89°46'27" W with the south line of said Parcel 3 (Kathleen Hedges Tract), the south line of the northeast quarter of said Section 22, and with the north line of a tract of land described in a deed to John J. Nethers recorded in DB.970 Pg.315, a distance of 594.00 feet to a 5/8" rebar set at the southwest corner of said Parcel 3 (Kathleen Hedges Tract), and being the southeast corner of a tract of land described in a deed to Dorothy P. Vickers recorded in DB.451 Pg.299;

Thence with the west line of said Parcel 3 (Kathleen Hedges Tract), the east line of said Vickers Tract, and with an existing fenceline, the following seven (7) courses and distances:

- 1.) Thence N 00°31'46" W a distance of 314.16 feet to a 5/8" rebar set;
- 2.) Thence N 19°23'50" W a distance of 596.64 feet to a 5/8" rebar set;
- 3.) Thence N 15°35'46" W a distance of 895.79 feet to a 5/8" rebar set;
- 4.) Thence N 28°03'53" W a distance of 79.86 feet to a 5/8" rebar set;
- 5.) Thence N 11°21'14" E a distance of 148.50 feet to a 5/8" rebar set;
- 6.) Thence N 18°12'49" W a distance of 217.80 feet to a 5/8" rebar set;
- 7.) Thence N 03°02'43" W a distance of 528.00 feet to a 5/8" rebar set at the northwesterly corner of said Parcel 3 (Kathleen Hedges Tract), and at a northeasterly corner of said Vickers Tract;

Thence S 50°47'43" E leaving the said Vickers Tract, and with the northerly line of said Parcel 3 (Kathleen Hedges Tract), a distance of 33.00 feet to a 5/8" rebar set in the north line of said Section 22, said point being the northwest corner of said Parcel 2 (Kathleen Hedges Tract) and the southwest corner of said Parcel 1 (Kathleen Hedges Tract);

Thence N 89°41'48" E with the north line of said Section 22, the line common to said Parcel 1 and Parcel 2 (Kathleen Hedges Tracts), a distance of 217.81 feet to a 5/8" rebar set in the centerline of Township Road 642 (also known as Hedges Lane);

PLAT OF SURVEY  
FOR PART OF THE  
KATHLEEN HEDGES PROPERTY  
JACKSON TOWNSHIP, MUSKINGUM COUNTY, STATE OF OHIO  
BEING A PART OF THE SE 1/4 OF SEC. 19 AND THE NE 1/4 OF SEC. 22,  
TWP. 3, RNG. 9, OF THE UNITED STATES MILITARY LANDS AND BEING A  
PART OF PARCEL 1, AND ALL OF PARCELS 2 & 3 AS DESCRIBED IN A  
DEED TO KATHLEEN HEDGES RECORDED IN DB.973 PG.261, MUSKINGUM  
COUNTY RECORDER'S OFFICE, ZANESVILLE, OHIO.

SE 1/4  
SEC. 19

SEC. 19  
SEC. 22

SEC. 20  
SEC. 21

NW 1/4  
SEC. 21

NE 1/4  
SEC. 22

SEC. 22

DOROTHY P. VICKERS  
DB.451 PG.299

KATHLEEN HEDGES  
PARCEL 3  
(DB.973 PG.261)

JOHN J. NETHERS  
DB.970 PG.315

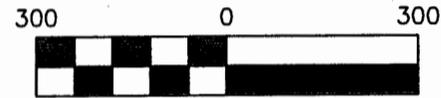
S. McCANN, ETAL  
DB.1129 PG.364

S. McCANN, ETAL  
DB.1129 PG.364

KATHLEEN HEDGES  
PARCEL 1  
(DB.973 PG.261)  
(PARCEL #29-29-50-19-12-000)

KATHLEEN HEDGES  
PARCEL 2  
(DB.973 PG.261)  
(PARCEL #29-29-90-22-01-000)

56.828 ACRES TOTAL (BY SURVEY)



Scale 1" = 300'

BEARINGS ARE BASED ON AN ASSUMED  
MERIDIAN OF S 00°00'00" E FOR THE  
EAST LINE OF THE NE 1/4 OF SEC. 22  
AND ARE TO BE USED TO DENOTE  
ANGLES ONLY.

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY *[Signature]*  
9-9-98

SUMMARY OF ACREAGES

1.890 ACRES (PART OF PARCEL 1)  
+54.938 ACRES (ALL OF PARCEL 2 & 3)  
56.828 ACRES TOTAL (BY SURVEY)

(A) = RONALD G. & BARBARA K. WOLFE  
DEED BOOK 999 PAGE 93

LEGEND

- MONUMENT SET (5/8" X 30" REBAR W/PLASTIC CAP)
- MONUMENT FOUND (5/8" REBAR)
- XX FENCE
- (R) RECORD DISTANCE
- (S) SURVEY DISTANCE

NOTE:

(1) SUBJECT TO ALL EASEMENTS, LEASES, CONDITIONS,  
COVENANTS, AND RIGHT-OF-WAY OF RECORD.



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VICTOR A. MORRIS P.S.#11111 DATE 9-08-98

MORRIS & ASSOCIATES, INC.  
SURVEYORS AND ENGINEERS

56 SOUTH SECOND ST., NEWARK, OHIO 43055  
PHONE 740-349-7144 FAX 740-349-7155

THIS PLAT WAS PREPARED FROM RECORD INFORMATION  
AND AN ACTUAL FIELD SURVEY OF THE PREMISES IN  
AUGUST OF 1998.

File name: C:\SURVEY\98080055