

Martin Farms Partnership Adjoiner Split

Situated in the State of Ohio, County of Muskingum, and being part of Outlet 18 of the Town of Dresden, (Pl. Bk. 2, Pg. 128), Quarter Township 4, Township 3, Range 8, United States Military Lands, and being part of the lands presently owned by Martin Farms Partnership, as per Official Record 1557, Page 197, and being more particularly described as follows:

Beginning for reference and the principal place of beginning, at an iron pipe found at the southeast corner of Lot 17 of Woodbridges Addition to Dresden, as per Plat Book A-O, Page 133;

Thence through said Martin lands, South 30 degrees 09 minutes 23 seconds East, 508.75 feet to a point on a corner of lands presently owned by the Village of Dresden, (DR 471-396);

Thence along the lines of said Dresden lands the following three courses:

- 1.) South 42 degrees 26 minutes 06 seconds West, 79.19 feet to iron pipe found, passing an iron pin set at two feet;
- 2.) North 50 degrees 20 minutes 54 seconds West, 189.25 feet to an iron pipe found;
- 3.) South 42 degrees 26 minutes 24 seconds West, 58.30 feet to an iron pin set on lands presently owned by State of Ohio, Department of Administrative Services, (Canal Lands), (DR 828-174);

Thence along said State of Ohio lands, the following three courses:

- 1.) North 28 degrees 16 minutes 19 seconds West, 4.80 feet to a point;
- 2.) North 35 degrees 27 minutes 58 seconds West, 128.08 feet to an iron pin set;
- 3.) North 22 degrees 42 minutes 28 seconds West, 345.39 feet to an iron pin set on the south line of lands presently owned by the Village of Dresden, (OR 2140-899);

Thence along the south line of said Dresden lands, South 88 degrees 03 minutes 07 seconds East, 192.94 feet to the principal place of beginning, containing 2.24 acres more or less.

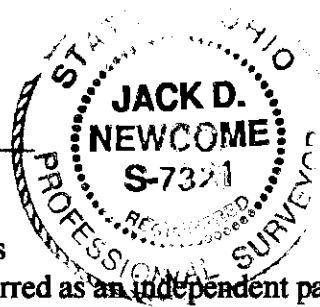
Subject to all legal recorded easements and right of ways.

Iron pins set are 5/8 inch rebars, 30 inches long, with plastic identification caps.

Bearings are based on an assumed north meridian, and are for angular calculations only.

This description is written based on a field survey completed January, 22, 2011 by Jack D. Newcome, Reg. No. 7321.

**OFFICE COPY  
NOT RECORDABLE**  
Jack D. Newcome, Reg. No. 7321



1-24-11  
Date

Parcel No. Part of: 33-40-01-05-000 +- 2.24 Acres

Not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations. To be adjoined to the Village of Dresden lands.

DESCRIPTION

APPROVED

By: *[Signature]* 2/2/2011

**SITUATED IN:**

State of Ohio, County of Muskingum, and being part of Outlet 18, of the Town of Dresden, (Pl. Bk. 2, Pg. 125), Quarter Township 4, Township 3, Range 8, United States Military Lands.

**BASIS OF BEARINGS**

Bearings are based on an assumed north meridian, and are for angular calculations only.

Woodbridges Addition

Village of Dresden  
OR 2140-899

Lot 17

Lot 18

Iron Pipe Found at the Southeast Corner of Lot 17, of John Woodbridges Addition to Dresden, Plat Book A-O, Page 133.

Martin Farms Partnership  
OR 1557-197

**REFERENCES**

Canal Plans  
OR 1557-197  
OR 2140-899  
DR 828-174  
DR 471-396

Martin Farms Partnership  
OR 1557-197  
+- 2.24 Acres

State of Ohio  
Dept. of Administrative Services  
DR 828-174  
(Canal Lands)

S 43°21'47"E  
2.08'

Deed Line  
OR 1557-197  
overlap

Note: Boundary line at overlap retraced from measurements found on the plans of the 1923 Survey of Canal Lands by H. E. Whitlock, and actual location of the toe of bank of the tow path.

Village of Dresden  
DR 471-396

**PARCEL NO.**

Part of: 33-40-01-05-000 +-2.24 Acres

Not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations. To be adjoined to the Village of Dresden lands.



DESCRIPTION APPROVED

By: *[Signature]* 2/21/91



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Reg. Surveyor No. 7321

Newcome Surveying Company  
8515 Ballard Road  
Nashport, Ohio  
740-452-5798

## Re-Survey of Martin Farms Partnership Lands in Dresden, Ohio

Situated in the State of Ohio, County of Muskingum, Town of Dresden, and being part of Quarter Townships, 1, and 4, of Township 3, Range 8, and Quarter Townships 2, and 3, of Township 3, Range 7, United States Military Lands, and being all the lands presently owned by Martin Farms Partnership as per Official Record 1557, Page 197, and being more particularly described as follows:

Beginning for reference and the principal place of beginning, at a pipe found at the southeast corner of Lot 17, of John Woodbridges Addition to Dresden,(Pl. Bk. A-O, Pg. 133);

Thence along the east line of the Village of Dresden lands the following seven courses:

- 1.) North 00 degrees 29 minutes 16 seconds East, 494.39 feet to a iron pipe found;
- 2.) North 89 degrees 28 minutes 07 seconds East, 19.52 feet to a iron pipe found;
- 3.) North 52 degrees 02 minutes 28 seconds East, 118.80 feet to a iron pipe found;
- 4.) North 29 degrees 38 minutes 29 seconds East, 68.00 feet to a iron pipe found;
- 5.) North 65 degrees 56 minutes 06 seconds East, 392.60 feet to a iron pipe found;
- 6.) North 23 degrees 30 minutes 31 seconds West, 274.61 feet to a iron pipe found;
- 7.) North 44 degrees 50 minutes 14 seconds East, 361.89 feet to the centerline of Wakatomika Creek, passing an iron pipe found at 301.87 feet;

Thence along the centerline of said creek the following seven courses:

- 1.) South 25 degrees 48 minutes 59 seconds East, 100.37 feet to a point;
- 2.) South 46 degrees 21 minutes 47 seconds East, 63.91 feet to a point;
- 3.) North 73 degrees 30 minutes 36 seconds East, 112.52 feet to a point;
- 4.) North 72 degrees 07 minutes 52 seconds East, 75.45 feet to a point;
- 5.) North 56 degrees 19 minutes 13 seconds East, 56.19 feet to a point;
- 6.) North 85 degrees 20 minutes 03 seconds East, 98.13 feet to a point;
- 7.) North 88 degrees 15 minutes 17 seconds East, 138.88 feet to a point;

Thence leaving the existing centerline of the creek, and following the previous centerline of the creek as surveyed by P. Dinan in 2002, the following ten courses:

- 1.) North 26 degrees 46 minutes 22 seconds East, 103.94 feet to a point;
- 2.) North 21 degrees 52 minutes 57 seconds West, 149.66 feet to a point;
- 3.) North 32 degrees 10 minutes 24 seconds West, 176.42 feet to a point;
- 4.) North 00 degrees 30 minutes 14 seconds West, 185.37 feet to a point;
- 5.) North 43 degrees 54 minutes 29 seconds East, 172.76 feet to a point;
- 6.) South 83 degrees 55 minutes 59 seconds East, 168.45 feet to a point;
- 7.) South 41 degrees 33 minutes 12 seconds East, 231.97 feet to a point;
- 8.) South 28 degrees 27 minutes 32 seconds East, 212.50 feet to a point;
- 9.) South 09 degrees 03 minutes 00 seconds East, 229.82 feet to a point;
- 10.) South 16 degrees 35 minutes 45 seconds West, 238.64 feet to a point in the existing centerline of Wakatomika Creek;

Thence along the centerline of the existing creek the following nine courses:

- 1.) South 14 degrees 50 minutes 23 seconds West, 86.99 feet to a point;
- 2.) South 19 degrees 19 minutes 36 seconds West, 77.32 feet to a point;
- 3.) South 11 degrees 17 minutes 48 seconds West, 83.11 feet to a point;



- 4.) South 22 degrees 05 minutes 26 seconds East, 96.15 feet to a point;
- 5.) South 33 degrees 24 minutes 32 seconds East, 111.68 feet to a point;
- 6.) South 51 degrees 35 minutes 13 seconds East, 31.19 feet to a point;
- 7.) South 69 degrees 54 minutes 53 seconds East, 93.82 feet to a point;
- 8.) South 88 degrees 16 minutes 13 seconds East, 124.18 feet to a point, from which an iron pin set bears South 27 degrees 42 minutes 20 seconds East, 99.37 feet;
- 9.) South 86 degrees 08 minutes 48 seconds East, 260.37 feet to a point in the centerline of the Muskingum River;

Thence along the centerline of said river the following ten courses:

- 1.) South 26 degrees 59 minutes 32 seconds East, 176.02 feet to a point;
- 2.) South 24 degrees 14 minutes 39 seconds East, 199.48 feet to a point;
- 3.) South 31 degrees 36 minutes 22 seconds East, 169.14 feet to a point;
- 4.) South 32 degrees 09 minutes 37 seconds East, 170.49 feet to a point;
- 5.) South 33 degrees 13 minutes 33 seconds East, 153.01 feet to a point;
- 6.) South 30 degrees 33 minutes 46 seconds East, 225.55 feet to a point;
- 7.) South 18 degrees 13 minutes 20 seconds East, 235.01 feet to a point;
- 8.) South 14 degrees 45 minutes 49 seconds West, 230.51 feet to a point;
- 9.) South 18 degrees 18 minutes 31 seconds West, 168.18 feet to a point;
- 10.) South 27 degrees 23 minutes 28 seconds West, 106.38 feet to a point on the north line of the right of way of the new bridge on State Route 208;

Thence along the north right of way line the following seven courses:

- 1.) North 83 degrees 18 minutes 50 seconds West, 283.45 feet to an iron pin set, passing an iron pin set at 170.21 feet;
- 2.) Along a curve to the left, with a radius of 868.51, a delta angle of 10 degrees 40 minutes 52 seconds, an arc length of 161.91 feet, and a chord which bears North 88 degrees 39 minutes 17 seconds West, 161.67 feet to an iron pin set;
- 3.) North 64 degrees 29 minutes 49 seconds West, 111.52 feet to an iron pin set;
- 4.) South 75 degrees 59 minutes 37 seconds West, 129.52 feet to an iron pin set;
- 5.) South 64 degrees 00 minutes 45 seconds West, 128.14 feet to an iron pin set;
- 6.) South 23 degrees 16 minutes 10 seconds East, 45.00 feet to an iron pin set;
- 7.) South 66 degrees 31 minutes 06 seconds West, 37.71 feet to a point on the east line of lands presently owned by the Tri-Valley School District,(OR 2501-400), from which an iron pipe found bears South 22 degrees 32 minutes 24 second East, 1.59 feet, and an iron pin found bears South 70 degrees 58 minutes 29 seconds West, 1.97 feet;

Thence along the east line of said school lands, North 22 degrees 32 minutes 24 seconds West, 798.53 feet to an iron pin found;

Thence along the north line of said school lands, South 67 degrees 29 minutes 55 seconds West, 989.24 feet to a iron pipe found on the east line of the Village of Dresden,(DR 416-396);

Thence along the lines of said village the following six courses:

- 1.) North 42 degrees 25 minutes 48 seconds East, 33.78 feet to a iron pipe found;
- 2.) North 21 degrees 39 minutes 45 seconds East, 192.18 feet to an iron pipe found;
- 3.) North 77 degrees 17 minutes 20 seconds West, 412.17 feet to a point;
- 4.) South 40 degrees 54 minutes 45 seconds West, 79.19 feet to a point in the edge of the storage

building, passing an iron pin found at 2.00 feet;

5.) North 51 degrees 52 minutes 31 seconds West, 189.25 feet to a iron pipe found;

6.) South 40 degrees 51 minutes 22 seconds West, 58.59 feet to an iron pin set on the east line of the old Canal lands, now owned by the Village of Dresden,(OR 2460-747);

Thence along the said Village of Dresden lines the following three courses:

1.) North 29 degrees 42 minutes 55 seconds West, 4.80 feet to a point;

2.) North 36 degrees 50 minutes 57 seconds West, 128.08 feet to an iron pin found;

3.) North 24 degrees 05 minutes 31 seconds West, 345.32 feet to an iron pin found on the southwest corner of lands also owned by the Village of Dresden, (OR 2140-899);

Thence along the south line of said Dresden lands, South 89 degrees 30 minutes 21 seconds East, 192.32 feet to the principal place of beginning, containing 98.83 acres, more or less, and being all of Auditor's Parcel Number 33-40-01-05-000;

Subject to all legal recorded easements and right of ways.

Iron pins set are 5/8 inch rebars , 30 inches long, with plastic identification caps.

Bearings are based on the Ohio State Plane Coordinate System, NAD 83, South Zone, Grid North as per GPS observations.

This description is written based on a field survey completed Aug. 29, 2017 by Jack D. Newcome, Reg. No. 7321.

**OFFICE COPY**  
*Jack D. Newcome*  
**RECORDABLE**  
Jack D. Newcome Reg. No. 7321

**DESCRIPTION  
APPROVED**  
By: *AG 9/8/2017*



9-6-17  
Date

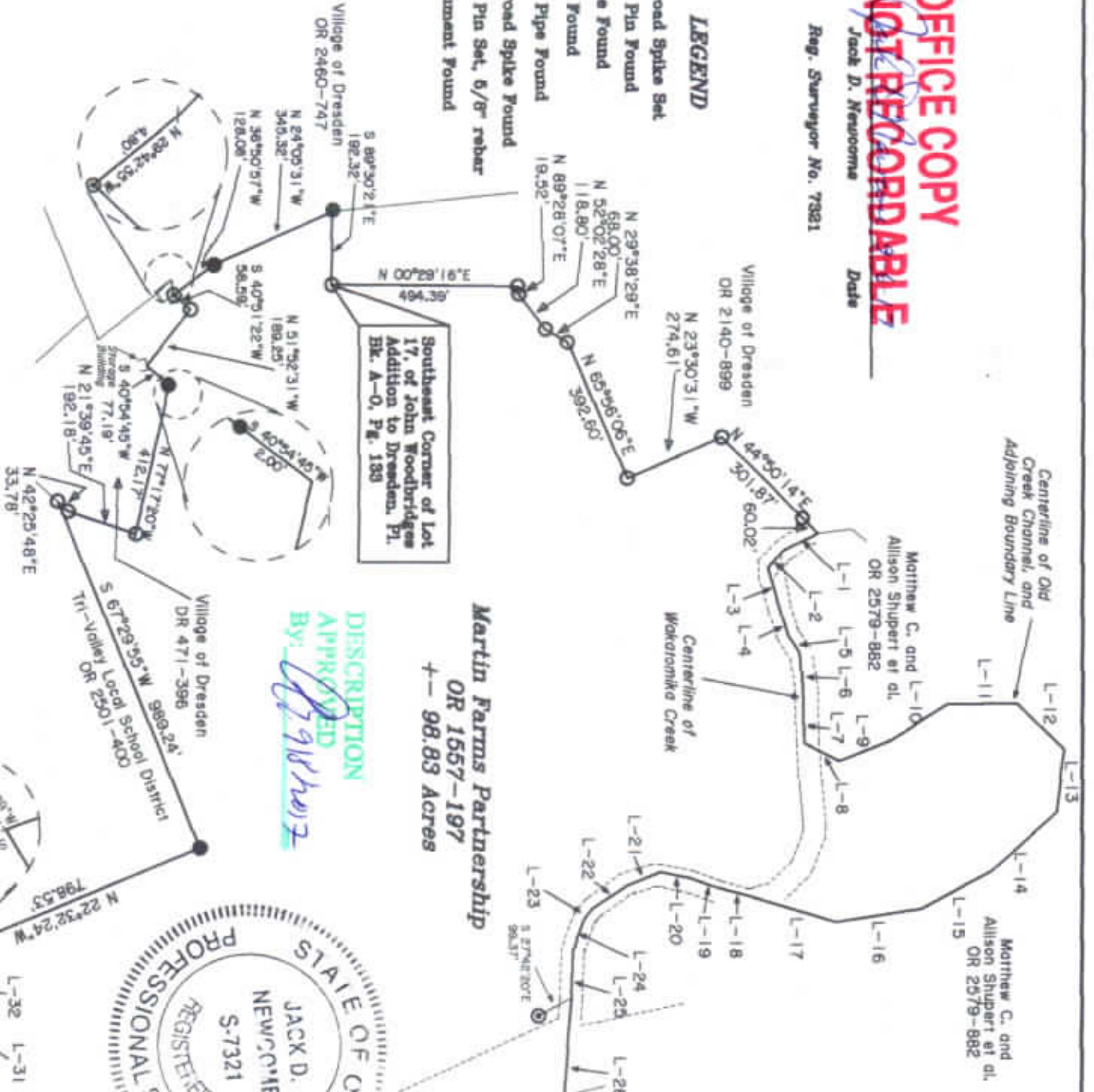


# OFFICE COPY NOT RECORDABLE

Jack D. Newcome  
Reg. Surveyor No. 7321

Date \_\_\_\_\_

- LEGEND**
- ▲ Railroad Spike Set
  - Iron Pin Found
  - ⊞ Stone Found
  - Axle Found
  - Iron Pipe Found
  - Railroad Spike Found
  - Iron Pin Set, 6/8" rebar
  - ⊞ Monument Found



**Martin Farms Partnership**  
**OR 1557-197**  
**98.83 Acres**

**DESCRIPTION**  
**APPROVED**  
By: *[Signature]*

**SITUATED IN:**

State of Ohio, County of Muskingum, Town of Dresden, and being part of Quarter Townships, 1, and 4, of Township 3, Range 6, and Quarter Townships 2, and 3, Township 3, Range 7, United States Military Lands.

**BASIS OF BEARINGS**

Bearings are based on the Ohio State Plane Coordinate System, NAD 83, South Zone, Grid North as per GPS observations.

COURSE	BEARING	DISTANCE
L-1	S 25°46'59"E	100.37'
L-2	S 46°21'47"E	63.91'
L-3	N 73°30'36"E	112.52'
L-4	N 72°07'52"E	75.45'
L-5	N 06°19'13"E	56.19'
L-6	N 80°20'03"E	98.13'
L-7	N 88°15'17"E	138.88'
L-8	N 26°46'22"E	103.94'
L-9	N 21°52'57"W	149.66'
L-10	N 32°10'24"W	76.42'
L-11	N 00°30'14"W	85.37'
L-12	N 43°54'29"E	72.76'
L-13	S 83°55'59"E	68.45'
L-14	S 41°33'12"E	231.97'
L-15	S 28°27'32"E	212.50'
L-16	S 09°03'00"E	229.82'
L-17	S 16°30'45"W	238.64'
L-18	S 14°50'23"W	86.99'
L-19	S 19°19'36"W	77.32'
L-20	S 11°17'48"W	83.11'
L-21	S 22°00'28"E	96.15'
L-22	S 33°24'32"E	111.68'
L-23	S 51°35'13"E	31.19'
L-24	S 69°54'53"E	93.82'
L-25	S 88°16'13"E	124.18'
L-26	S 86°08'48"E	260.37'
L-27	N 83°18'50"W	170.21'
L-28	N 83°18'50"W	113.24'
L-29	N 88°39'17"W	161.67'
L-30	N 64°29'49"W	111.52'
L-31	S 75°59'37"W	129.52'
L-32	S 64°00'45"W	128.14'
L-33	S 23°16'10"E	45.00'
L-34	S 66°31'06"W	37.71'

RAD.: 868.51' TAN.: 81.19'  
LEN.: 161.91' DELTA: 10°40'52"

All of: 33-40-01-06-000 +- 98.83 Acres

**PARCEL NO.**

**REFERENCES**

- P.L.Bk.A-0,128
- P.L.Bk.A-0,133
- OR 1557-197
- OR 2679-882
- DR 1015-81
- DR 471-396



**Newcome Surveying Company**  
6516 Ballard Road  
Newport, Ohio  
740-452-6796