

Dresden Side-Cut Canal Lands
Tract One

Situated in the State of Ohio, County of Muskingum, and being part of Outlots 41, 42, 49, 50, 51, 52, 53, and 62, of the Town of Dresden, as per Plat Book 2, Page 128, and being part of the Township of Jefferson, and part of Quarter Township Three, Township 3, Range 7, United States Military Lands, and being part of the lands presently owned by the State of Ohio, Department of Administrative Services, Deed Record 828, Page 174, and being more particularly described as follows:

Beginning for reference at an iron pin found at the Northwest corner of Outlot 53, of the Town of Dresden,(Pl. Bk. 2, Pg. 128);

Thence along the north line of said outlot, North 62 degrees 44 minutes 50 seconds East, 106.29 feet to a point on the west line of the Side Cut Canal, presently owned by the State of Ohio, (DR 828-174) and being the principal place of beginning;

Thence along the west line of said canal lands and the east line of lands presently owned by The Village of Dresden and Tri-Valley Board of Education, the following four courses:

- 1.) North 36 degrees 33 minutes 12 seconds West, 273.92 feet to an iron pin set;
- 2.) North 33 degrees 32 minutes 20 seconds West, 200.04 feet to a point;
- 3.) North 37 degrees 24 minutes 47 seconds West, 185.98 feet to a point;
- 4.) North 55 degrees 43 minutes 52 seconds West, 128.81 feet to an iron pin found on the southwest corner of lands presently owned by Tri-Valley Local Schools,(OR 1794-183), and the north line of Muskingum Avenue;

Thence along the south line of said school lands, and the north line of Muskingum Avenue, North 65 degrees 49 minutes 45 seconds East, 98.36 feet to an iron pin set on the east line of said canal lands;

Thence along the east line of said canal lands the following eight courses:

- 1.) South 63 degrees 40 minutes 18 seconds East, 89.61 feet to a point on the east line of lands presently owned by the Tri-Valley Board of Education;
- 2.) South 31 degrees 23 minutes 31 seconds East, 547.97 feet to an iron pin set on the east line of Tomlinson's Addition to Dresden;
- 3.) South 41 degrees 31 minutes 17 seconds East, 111.20 feet to an iron pipe found on the south line of said addition;
- 4.) South 49 degrees 32 minutes 33 seconds East, 36.46 feet to an iron pipe found on the northwest corner of lands presently owned by Steven Hoy,(OR 1853-27);
- 5.) South 50 degrees 01 minutes 37 seconds East, 136.55 feet to an iron pin found on the southwest corner of lands presently owned by Michelle Mahon,(OR 1151-875);
- 6.) South 54 degrees 17 minutes 29 seconds East, 47.63 feet to an iron pin found on the northwest corner of lands presently owned by Chad Colburn,(OR 2251-343);
- 7.) South 54 degrees 28 minutes 22 seconds East, 267.73 feet to an iron pin found on the southwest corner of lands presently owned by the Village of Dresden,(OR 1157-814);
- 8.) South 54 degrees 24 minutes 27 seconds East, 452.90 feet to the mean high water line of the Muskingum River, passing an iron pin found at 442.90 feet;

Thence along said high water line, South 15 degrees 14 minutes 34 seconds West, 170.49 feet to a point on the northeast corner of lands presently owned by The Longaberger Company;

Thence along the south or west line of the canal lands the following three courses:

- 1.) North 52 degrees 08 minutes 43 seconds West, 249.88 feet to an iron pipe found on the northwest corner of lands presently owned by the Village of Dresden, (DR 702-161), passing an iron pin found at 15.00 feet;
- 2.) North 48 degrees 56 minutes 30 seconds West, 639.92 feet to an iron pin set on the west line of lands presently owned by the Village of Dresden, (DR 1015-504);
- 3.) North 36 degrees 33 minutes 12 seconds West, 115.34 feet to the principal place of beginning, containing 4.00 acres more or less;

Tract Two

Situated in the State of Ohio, County of Muskingum, Town of Dresden, and being part of Outlots 17, 18, 19, and 28, and being part of Jefferson Township, and part of Lots 47, 48, and 49 of Quarter Township One, Township 3, Range 8, United States Military Lands, and being part of the lands presently owned by the State of Ohio, Department of Administrative Services, as per Deed Record 828, Page 174, and being more particularly described as follows:

Beginning for reference at an iron pipe found at the Southeast corner of Lot 17 of John Woodbridge's Addition to Dresden as per Plat Book "A-O", Page 133;

Thence along the south line of said Lot 17, North 87 degrees 29 minutes 23 seconds West, 192.94 feet to an iron pin found on the east line of the Dresden Side-Cut Canal, and the northwest corner of lands presently owned by Martin Farms Partnership, (OR 1557-197), and being the principal place of beginning;

Thence along the west line of said Partnership the following three courses:

- 1.) South 22 degrees 08 minutes 45 seconds East, 345.39 feet to an iron pin found;
- 2.) South 34 degrees 54 minutes 14 seconds East, 128.08 feet to a point;
- 3.) South 27 degrees 42 minutes 35 seconds East, 4.80 feet to an iron pin found on the northwest corner of lands presently owned by the Village of Dresden, (DR 471-396);

Thence along the west line of said Dresden lands, South 33 degrees 55 minutes 35 seconds East, 596.91 feet to an iron pin found on the north right of way of Ninth Street;

Thence across said street, South 39 degrees 51 minutes 58 seconds East, 66.57 feet to an iron pin found on the north the northeast corner of lands presently owned by Tri-Valley Local Schools, (OR 1794-183);

Thence along the north line of said school lands, and across the old canal, South 69 degrees 37 minutes 06 seconds West, 73.99 feet to a point on the west line of said canal lands;

Thence along the west or south line of said canal the following thirty three courses:

1. North 22 degrees 09 minutes 19 seconds West, 44.82 feet to a PK Nail set in the edge of the pavement of Ninth Street;
2. North 37 degrees 40 minutes 04 seconds West, 200.57 feet to an iron pin set on the east line of Hogans's Addition to Dresden, (DR "L"-11);

- 3.) North 39 degrees 53 minutes 16 seconds West, 187.64 feet to a copperweld monument found on the north line of Eighth Street, and the southeast corner of lands presently owned by American Electric Power;
- 4.) North 36 degrees 29 minutes 37 seconds West, 14.33 feet to an iron pin found;
- 5.) North 40 degrees 48 minutes 02 seconds West, 222.65 feet to a copperweld monument found on the northeast corner of said A. E. P. lands;
- 6.) North 38 degrees 23 minutes 08 seconds West, 52.40 feet to an iron pin set;
- 7.) North 54 degrees 05 minutes 54 seconds West, 72.65 feet to an iron pin set in the right of way of Seventh Street;
- 8.) North 70 degrees 04 minutes 09 seconds West, 63.29 feet to an iron pin set in the right of way of Seventh Street;
- 9.) North 40 degrees 09 minutes 56 seconds West, 135.26 feet to an iron pin set on the east line of lands presently owned by Ohio Central Railroad,(DR 97-211, and DR 171-165);
- 10.) North 05 degrees 27 minutes 44 seconds East, 115.07 feet to an iron pin set on east line of said railroad lands;
- 11.) North 03 degrees 23 minutes 55 seconds East, 134.16 feet to an iron pin set in the right of way of Sixth Street;
- 12.) North 00 degrees 59 minutes 02 seconds West, 114.66 feet to an iron pin set on the east line of lands also owned by Ohio Central Railroad, (DR 98-253, DR 97-210);
- 13.) North 02 degrees 35 minutes 09 seconds West, 192.08 feet to an iron pin set;
- 14.) North 21 degrees 07 minutes 13 seconds West, 40.22 feet to an iron pin set on the south right of way of the Ohio Central Railroad;
- 15.) North 21 degrees 07 minutes 13 seconds West, 102.32 feet to an iron pin set on the north right of way of said railroad;
- 16.) North 21 degrees 07 minutes 13 seconds West, 35.30 feet to an iron pin set on the east line of a gap of land between John Woodbridge's Addition to Dresden and the canal lands;
- 17.) Continuing along the gap, North 26 degrees 35 minutes 04 seconds West, 248.03 feet to an iron pin set;
- 18.) Continuing along the gap, North 40 degrees 32 minutes 44 seconds West, 101.84 feet to an iron pin set;
- 19.) North 65 degrees 10 minutes 39 seconds West, 203.79 feet to an iron pin found;
- 20.) North 66 degrees 17 minutes 18 seconds West, 120.09 feet to an iron pin found on the north line of lands presently owned by J. and C. Swingle,(OR 2339-207), passing iron pins found at 41.70 feet, and 78.63 feet;
- 21.) North 63 degrees 42 minutes 57 seconds West, 84.19 feet to an iron pipe found, on the north east corner of lands presently owned by D. W. and B. S. West, (OR 1821-123);
- 22.) South 88 degrees 46 minutes 36 seconds West, 88.91 feet to an iron pin set on the north line of said West lands;
- 23.) North 64 degrees 00 minutes 11 seconds West, 42.00 feet to an iron pin set, on the north line of lands presently owned by the Nazarene Church,(DR 346-474);
- 24.) North 36 degrees 51 minutes 13 seconds West, 87.66 feet to an iron pin set on the north line of lands presently owned by V. Gibson,(OR 1643-580);
- 25.) North 58 degrees 54 minutes 05 seconds West, 50.26 feet to an iron pin found on the

- northeast corner of lands presently owned by S. M. and P. L. Hoy,(OR 1144-686);
- 26.) North 58 degrees 05 minutes 23 seconds West, 150.74 feet to an iron pin set in the right of way of Main Street;
 - 27.) Across Main Street, North 63 degrees 45 minutes 33 seconds West, 205.03 feet to an iron pin set on the east line of lands presently owned by V. and L. Prouty,(DR 557-692);
 - 28.) North 57 degrees 13 minutes 21 seconds West, 100.06 feet to an iron pin set on the east line of lands presently owned by R. J. and V. Prouty(OR 1146-152);
 - 29.) North 55 degrees 47 minutes 43 seconds West, 211.33 feet to an iron pin set in the right of way of Canal Street;
 - 30.) North 44 degrees 15 minutes 09 seconds West, 188.68 feet to an iron pin found on the Southeast corner of a tract of land presently owned by Frazeyburg Investments LLC,(OR 2207-740);
 - 31.) Along the east line of said Frazeyburg Investment lands, North 43 degrees 29 minutes 37 seconds West, 67.46 feet to a PK Nail found;
 - 32.) Continuing along the east line of said Frazeyburg Investment lands, North 06 degrees 40 minutes 30 seconds West, 203.71 feet to an iron pin found;
 - 33.) Continuing along the east line of said Frazeyburg Investment lands, North 05 degrees 22 minutes 21 seconds West, 215.68 feet to a point on the mean high water line of Wakatomika Creek, passing an iron pin found at 203.68 feet;
- Thence along said high water line, North 78 degrees 41 minutes 48 seconds East, 107.10 feet to a point on the east or north line of said canal lands;
- Thence along the east or north line of said canal lands the following nineteen courses:
- 1.) South 05 degrees 14 minutes 19 seconds East, 14.53 feet to an iron pin found on the west line of a tract of land presently owned by Frazeyburg Investments LLC,(OR 2207-740);
 - 2.) Continuing along said Investments lands the next four courses, South 09 degrees 37 minutes 57 seconds East, 206.57 feet to an iron pin found;
 - 3.) South 08 degrees 10 minutes 37 seconds East, 179.69 feet to an iron pin found;
 - 4.) South 39 degrees 11 minutes 56 seconds East, 194.00 feet to an iron pin found;
 - 5.) South 54 degrees 25 minutes 17 seconds East, 191.59 feet to an iron pin found on the east line of Lot 47, and the southwest corner of lands presently owned by L. Knicely, Trustee, (OR 1704-611);
 - 6.) Along said Knicely lands the next nine courses, South 58 degrees 54 minutes 22 seconds East 101.25 feet to an iron pin set;
 - 7.) South 57 degrees 55 minutes 19 seconds East, 154.23 feet to an iron pin found;
 - 8.) South 57 degrees 10 minutes 56 seconds East, 43.63 feet to an iron pin set;
 - 9.) South 66 degrees 04 minutes 16 seconds East, 199.61 feet to a stone found;
 - 10.) South 63 degrees 39 minutes 34 seconds East, 200.52 feet to an iron pin set;
 - 11.) South 66 degrees 50 minutes 29 seconds East, 199.83 feet to a cut stone found with a 3/8 inch diameter drill hole with a piece of magnet in the hole;
 - 12.) South 61 degrees 27 minutes 52 seconds East, 229.42 feet to an iron pin set;
 - 13.) South 29 degrees 32 minutes 49 seconds East, 140.29 feet to an iron pin set;
 - 14.) South 26 degrees 12 minutes 19 seconds East, 217.82 feet to an iron pin set on the north line of the right of way of the Ohio Central Railroad, (LV 67-484);

- 15.) Across said railroad, South 26 degrees 12 minutes 19 seconds East, 93.82 feet to an iron pin set on the south line of the right of way of said railroad, and the west line of lands presently owned by the Village of Dresden,(OR 2140-899);
- 16.) Along the Village of Dresden lands the next four courses, South 26 degrees 12 minutes 19 seconds East, 91.37 feet to an iron pin set;
- 17.) North 73 degrees 57 minutes 24 seconds East, 53.07 feet to an iron pin set;
- 18.) South 16 degrees 13 minutes 53 seconds West, 62.71 feet to a "V" cut into the top of a sandstone wall;
- 19.) South 05 degrees 57 minutes 58 seconds East, 299.53 feet to the principal place of beginning, containing 9.75 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 December 29, 2011 by Jack D. Newcome, Reg. No. 7321.

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~~**NOT RECORDABLE**~~
 Jack D. Newcome, Reg. No. 7321

12-29-11
 Date

Parcel No.s
 All of: 33-50-18-20-000 Tract One- +-4.00 Acres
 All of: 33-50-18-21-000 Tract Two- +-9.75 Acres



DESCRIPTION APPROVED
 By: *[Signature]* 1/11/2012

Dresden Side-Cut Canal
State of Ohio
Dept. of Administrative
Services, DR 828-174,
Tract One
+ - 4.00 Acres

SITUATED IN.

State of Ohio, County of Muskingum, and being part of Outlots 41, 42, 50, 51, 52, 53, and 62 of the Town of Dresden per Plat Book 2, Page 128, and being part of Quarter Township Three, Township 3, Range 7, United States Military Lands.



BASIS OF BEARINGS

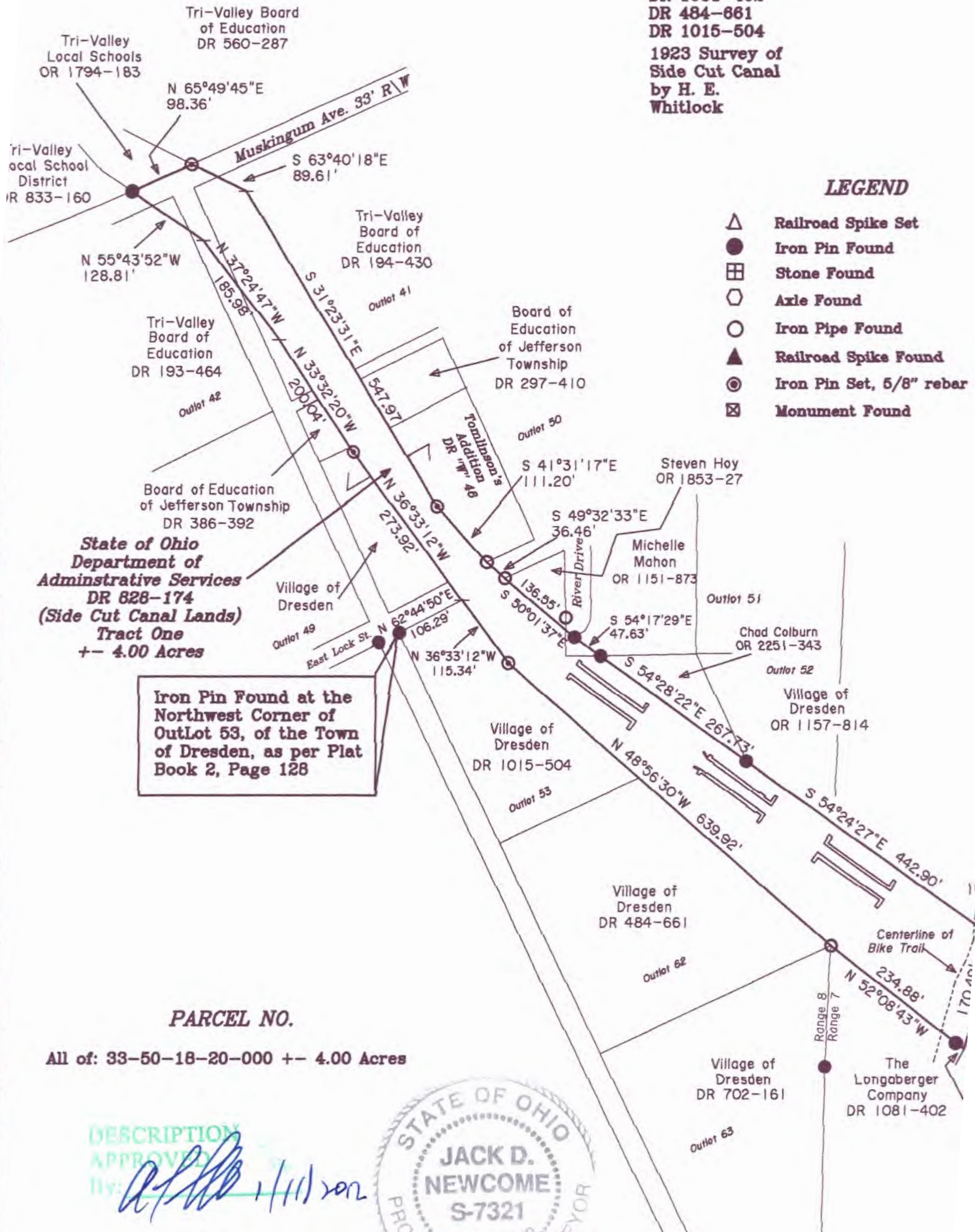
Bearings are based on an assumed north meridian and are for angular calculations only.

REFERENCES

- Pk. Bk. 2, Pg. 128
- DR W-46
- OR 1151-873
- OR 1157-814
- DR 1081-402
- DR 484-861
- DR 1015-504
- 1923 Survey of Side Cut Canal by H. E. Whitlock

LEGEND

- △ Railroad Spike Set
- Iron Pin Found
- ⊞ Stone Found
- Axle Found
- Iron Pipe Found
- ▲ Railroad Spike Found
- ⊙ Iron Pin Set, 5/8" rebar
- ⊠ Monument Found



Iron Pin Found at the Northwest Corner of OutLot 53, of the Town of Dresden, as per Plat Book 2, Page 128

PARCEL NO.

All of: 33-50-18-20-000 + - 4.00 Acres

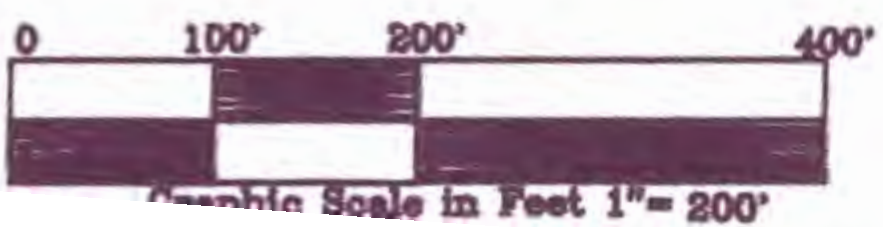
DESCRIPTION APPROVED

[Signature] 1/11/2012



OFFICE COPY NOT RECORDABLE

Jack D. Newcome Date
 Reg. Surveyor No. 7321



Newcome Survey
 6515 Balla
 Nashport,
 740-452-

Dresden Side-Cut Canal
 State of Ohio, Dept. of Administrative
 Services, DR 828-174,
 Tract Two, Sheet One
 +- 9.75 Acres

SITUATED IN:

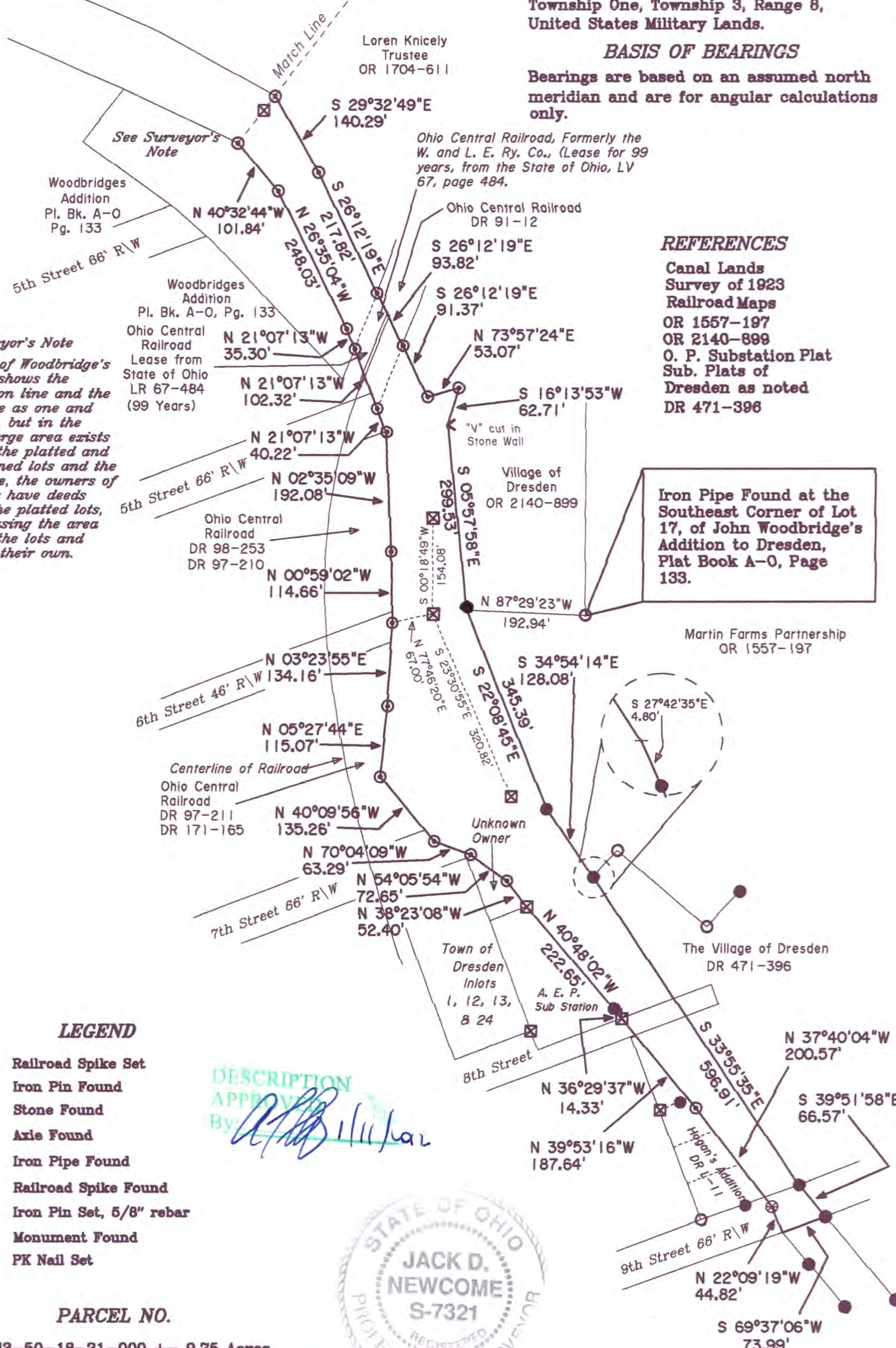
State of Ohio, County of Muskingum,
 Town of Dresden, and being part of
 Outlots 17, 18, 19, and 28, and being
 parts of Jefferson Township, and part of
 Lots 47, 48, and 49 of Quarter
 Township One, Township 3, Range 8,
 United States Military Lands.

BASIS OF BEARINGS

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

REFERENCES

Canal Lands
 Survey of 1923
 Railroad Maps
 OR 1557-197
 OR 2140-899
 O. P. Substation Plat
 Sub. Plats of
 Dresden as noted
 DR 471-396



Surveyor's Note
 The Plat of Woodbridge's
 Addition shows the
 subdivision line and the
 canal line as one and
 the same, but in the
 field a large area exists
 between the platted and
 the canal line, the owners of
 these lots have deeds
 only to the platted lots,
 but are using the area
 between the lots and
 canal as their own.

**Iron Pipe Found at the
 Southeast Corner of Lot
 17, of John Woodbridge's
 Addition to Dresden,
 Plat Book A-0, Page
 133.**

LEGEND

- △ Railroad Spike Set
- Iron Pin Found
- ⊠ Stone Found
- Axle Found
- Iron Pipe Found
- ▲ Railroad Spike Found
- ⊙ Iron Pin Set, 5/8" rebar
- ⊠ Monument Found
- ⊗ PK Nail Set

PARCEL NO.

All of: 33-50-18-21-000 +- 9.75 Acres

DESCRIPTION
 APPROVED
 By: *[Signature]*



**OFFICE COPY
 NOT RECORDABLE**
[Signature] 12-29-11
 Jack D. Newcome Date



Reg. Surveyor No. 7321

Newcome Surveying Company
 6515 Ballard Road
 Nashport, Ohio
 740-452-5796

Dresden Side-Cut Canal
State of Ohio, Department of
Administrative Services, DR 828-174,
Tract Two, Sheet Two
+ - 9.75 Acres

SITUATED IN:

State of Ohio, County of Muskingum, Town of Dresden, and being part of Outlots 17, 18, 19, and 28, and being part of Jefferson Township, and part of Lots 47, 48, and 49 of Quarter Township One, 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.

REFERENCES

Canal Lands Survey of 1923
 Railroad Maps
 Ohio Power Substation Plat OR 1557-197
 OR 2140-899
 DR 471-396
 Sub. Plats of Dresden shown on this plat

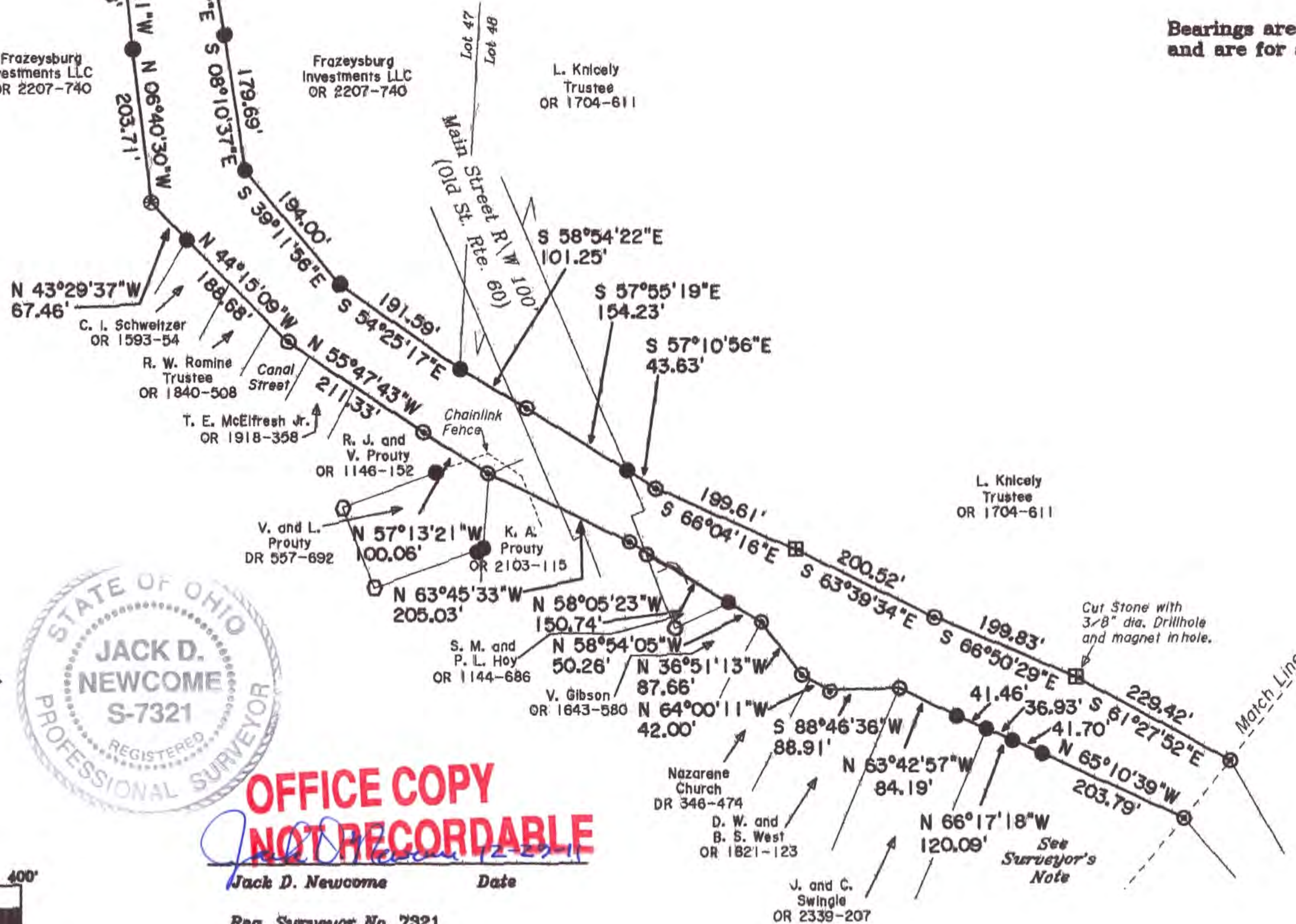
Mean High Water Line
 Wakatomika Creek
 N 78°41'48"E 107.10'
 S 05°14'19"E 14.53'
 N 05°22'21"W 12.00'

Surveyor's Note:
 The Plat of Woodbridge's Addition shows the subdivision line and the canal line as one in the same, but in the field a large area exists between the platted and dimensioned lots and the canal line, the owners of these lots have deeds only to the platted lots, but are using the area between the lots and the canal as their own.

Frazeysburg Investments LLC
 OR 2207-740

Frazeysburg Investments LLC
 OR 2207-740

L. Knicely
 Trustee
 OR 1704-611



LEGEND

- △ Railroad Spike Set
- Iron Pin Found
- ⊠ Stone Found
- Axle Found
- Iron Pipe Found
- ▲ Railroad Spike Found
- ⊙ Iron Pin Set, 5/8" rebar
- ⊠ Monument Found
- ⊙ PK Nail Found



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Jack D. Newcome Date

Reg. Surveyor No. 7321



DESCRIPTION APPROVED
 11/11/2012

Newcome Surveying Company
 6515 Ballard Road
 Nashport, Ohio
 740-452-5796