

236.70 Acre Boundary Survey of John B. Dove Property

Situated in the State of Ohio, County of Muskingum, Township of Madison, and being part of the East half of Quarter Township One, Township 3, Range 7, United States Military Lands, and being all of the lands presently owned by John B. Dove, as per Decd Record, Volume 1103, Page 472, of the Muskingum County Records, and being more particularly described as follows:

Beginning for reference and the principal place of beginning at a monument found at the Southwest Corner of Lot 15, of Quarter Township Two, Township 3, Range 6, United States Military Lands;

Thence along the Madison\Adams Township Line, the west line of Lot 16, and the west line of lands presently owned by State of Ohio, Department of Natural Resources, (DR 797-366), South 01 degrees 22 minutes 28 seconds West for a distance of 2450.00 feet to a monument found on the north east corner of said state lands;

Thence along the north line of said state lands, North 88 degrees 18 minutes 48 seconds West for a distance of 1320.00 feet to a monument found on the east line of said state lands;

Thence along said east line, North 01 degrees 22 minutes 35 seconds East for a distance of 1672.85 feet to a monument found on the north line of said state lands;

Thence along said north line, North 89 degrees 25 minutes 18 seconds West for a distance of 1732.77 feet to a monument found on the east line of said state lands;

Thence along said east line, North 00 degrees 51 minutes 53 seconds East for a distance of 2694.18 feet to a monument found on the south line of lands presently owned by Superior Hardwoods of Ohio Inc.(DR 1029-377);

Thence along the south line of said Superior Hardwoods lands the following two courses:
1.) South 87 degrees 13 minutes 31 seconds East for a distance of 1757.18 feet to an iron pin set;
2.) South 87 degrees 53 minutes 00 seconds East for a distance of 1319.95 feet to an iron pin found on the west line of lands presently owned by Dirk S. and Mary A. Cochran(OR 1873-657);

Thence along the west line of said Cochran lands, South 01 degrees 22 minutes 28 seconds West for a distance of 1840.00 feet to the principal place of beginning, containing 236.70 acres more or less. Subject to all legal right of ways and easements, written or implied.

Iron pins set are 5/8 inch diameter by 30 inch long rebar with plastic identification caps.

Bearings are based on the Ohio, South Zone, Nad83 State Plane Coordinate System, grid North, per previous survey of adjoining lands owned by the State of Ohio.

This description is written based on a compilation of past survey data performed by me of the adjoining State of Ohio lands, and field data of a survey completed September 22, 2006 by Jack D. Newcome, Reg. No. 7321.

OFFICE COPY

NOT RECORDABLE

10-05-06
Date



All of Parcel No.: 38-38-10-01-17-000(+/- 130.14 Ac.)
All of Parcel No.: 38-38-10-01-18-000(+/- 106.56 Ac.)

APPROVED FOR CLOSURE
[Signature] 10/10/2006

EXEMPT FROM
PLANNING COMMISSION
[Signature] 10/10/2006

SITUATED IN:

State of Ohio, County of Muskingum, Township of Madison, and being part of the East Half of Quarter Township One, Township 3, Range 7, United States Military Lands.

BASIS OF BEARINGS

Bearings are based on the Ohio, South Zone, NAD83 State Plane Coordinate System, Grid North, per previous survey of adjoining lands owned by the State of Ohio.

PARCEL NO.

All of: 38-38-10-01-17-000 +- 130.14 Acres

All of: 38-38-10-01-18-000 +- 106.56 Acres

Superior Hardwoods of Ohio Inc.
DR 1029-377

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
- FL Existing Fence Line

REFERENCES

- DR 1103-472
- DR 1029-377
- OR 1873-857
- Previous Survey of Tri-Valley Wildlife by J. D. Newcome

State of Ohio
Department of
Natural Resources
DR 797-366

John B. Dove
DR 1103-472
+ - 106.56 Acres
Total + - 236.70 Acres

John B. Dove
DR 1103-472
+ - 130.14 Acres

Dirk S. and
Mary A. Cochran
OR 1873-857

Lot 15

Lot 16

Monument Found at the Southwest
Corner of Lot No. 15, of Quarter
Township 2, Township 3, Range 6,
United States Military Lands.

Powerline Easement 100' Wide
DR 614-227

Dominion Gasline (TL-400)
Location per Aerial Photo
Interpretation
Original Lease assumed to
be Consolidated Gas
Supply Corp. (DR 551-390)

Easements and Leases

DR 614-227, From: Lottie L. Ridgway Penick To: Columbus and Southern Ohio Electric Company, Powerline right of way and easement as shown above.

DR 158-319, From: John B. and June Dove To: Cyclops Corporation, Oil and Gas lease to remain in effect as long as they are produced in paying quantities, blanket easement over entire property surveyed, dated 11-1-75.

LR 287-451, From: John B. and June Dove To: MB Operating Company Inc., Oil and Gas lease to remain in effect as long as they are produced in paying quantities, blanket easement over entire property surveyed, dated 5-3-89.

DR 826-209, From: John B. and June Dove To: Leader Equities Inc., Grant of right of way for pipeline for term of one year after non-use of said pipeline, a blanket easement over entire property surveyed, dated 11-11-79.

DR 1021-443, From: John B. and June Dove To: MB Operating Company Inc., Right of way for pipeline, no term limits, blanket easement over entire property surveyed, dated 5-3-89.

DR 552-541, From: Lottie L. Ridgway Penick and Arthur Penick To: Ohio Power Company, Right of Way and Easement for an electric transmission line, a blanket easement over entire property surveyed, dated 1-25-71.

DR 551-390, From: Lottie L. Ridgway Penick, and Arthur Penick To: Consolidated Gas Supply Corporation, Right of way for pipeline to transport oil, gas and other fluids, a blanket easement over entire property surveyed, dated 4-27-87.

LR 70-133, From: Lottie L. and Clyde Ridgway To: T. V. Secrest, Oil and Gas lease to be in effect as long as they are produced in paying quantities, blanket easement over entire property, dated 8-13-43.

LR 118-41, From: Lottie L. Ridgway Penick, and Arthur Penick To: E. K. Petroleum Company, Oil and Gas lease to be in effect as long as they are produced from a communitized unit, a blanket easement over the entire property surveyed, dated 3-12-69.

LR 65-91 From: Lottie L. and C. B. Ridgway To: S. E. Large, Oil and Gas lease to remain in effect as long as they are produced in paying quantities, a blanket easement over the entire property surveyed, dated 4-21-41, Assigned to the Wiser Oil Company on 7-25-41.

DR 705-93, Affidavit of Lottie L. Ridgway Penick, This affidavit states that she had open, notorious, and adverse use of an existing lane, which ran from Co. Rd. 70, across the 180 acre adjoinder to the south and onto her property, and used said lane until she sold said property on 7-24-73 to C. Michael and Sandra J. Thorne, dated 8-12-75.

State of Ohio
Department of
Natural Resources
DR 797-366



Location of Old Driveway Entrance to Property as referred to in Affidavit by DR 705-93, and shown on a 1978 aerial photo of the Musk. Co. Records.

APPROVED FOR CLOSURE

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State of Ohio
Department of
Natural Resources
DR 797-366

EXEMPT FROM
PLANNING COMMISSION

[Signature] 10/10/2006

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[Signature] 10-05-06
NOT RECORDABLE

Reg. Surveyor No. 7321

Newcome Surveying Company
8515 Ballard Road
Nashport, Ohio
740-458-5798

