

**WARD & EMLER SURVEYING, INC.**

*Professional Land Surveyors*  
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 (330) 364-3866 (voice & fax)  
 E-mail: surveyors2@juno.com

Samuel C. Ward - P.S.#7356  
 Randall A. Emler - P.S.#7760  
 Robert F. Rogal - P.S.#6534

June 3, 2002

**Description of a 7.285 Acre Tract (Tract 5)**  
**For**  
**J.J. Detweiler Enterprises, Inc. - "Rush Farm"**

Situated in the Township of Meigs, County of Muskingum and State of Ohio.

Being located in the southeast quarter of Section 18, Township 12, Range 11 and being a part of a 71.991 acre tract A.P.#40-40-18-14-000 as conveyed to J.J. Detweiler Enterprises, Inc. (Official Record Volume 1670 at Page 141) of the Muskingum County Deed Records, being more fully described as follows:

Commencing at a stone monument (found) at the northeast corner of the southeast quarter of Section 18 and the northeasterly corner of a 10.00 acre tract as conveyed to Ohio Power Company (D.V.649 P.293);

Thence with the easterly line of said section and said 10.00 acre tract, South 0 deg. 43 min. 45 sec. West, 320.10 feet to a 5/8" iron pin (found) at the northeasterly corner of said 71.991 acre tract and the southeasterly corner of said 10.00 acre tract (D.V.649 P.293);

Thence with the northerly line of said 71.991 acre tract and the southerly line of said 10.00 acre tract, North 87 deg. 59 min. 37 sec. West, 1326.44 feet to a point in "BLUE ROCK CHURCH ROAD" (T.R.#226);

Thence continuing through said lands and with said road the following 3 courses and distances;

- 1) South 28 deg. 04 min. 33 sec. East, 210.12 feet to a point;
- 2) Thence South 35 deg. 20 min. 19 sec. East, 137.64 feet to a point;
- 3) Thence South 40 deg. 41 min. 44 sec. East, 273.12 feet to a point at the **TRUE PLACE OF BEGINNING** of the tract herein to be described;

Thence from said beginning and continuing with said road the following 2 courses and distances;

- 1) South 40 deg. 41 min. 45 sec. East, 75.00 feet to a point;
- 2) Thence South 51 deg. 44 min. 51 sec. East, 125.12 feet to a point;

Thence leaving said road and continuing through said lands, South 35 deg. 26 min. 46 sec. West, 1288.62 feet to a 5/8" iron pin (set) on the westerly line of said 71.991 acre tract and on the easterly line of a 258.7447 acre tract as conveyed to Matthew J. Sanders (O.R.V.1630 P.399), passing on line a 5/8" iron pin (set) at 25.00 feet;

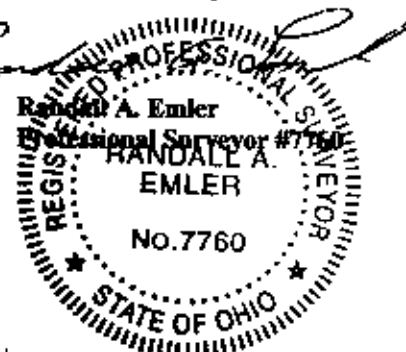
Thence with the westerly line of said 71.991 acre tract and the easterly line of said 258.7447 acre tract, North 6 deg. 00 min. 00 sec. East, 806.58 feet to a 5/8" iron pin (set);

Thence leaving said line and through the lands of said 71.991 acre tract, North 53 deg. 28 min. 52 sec. East, 641.87 feet to the **TRUE PLACE OF BEGINNING** containing 7.285 Acres more or less (passing on line a 5/8" iron pin (set) at 616.87 feet) but subject to all legal highways, right-of-ways, easements, leases and restrictions of record or otherwise legally established.

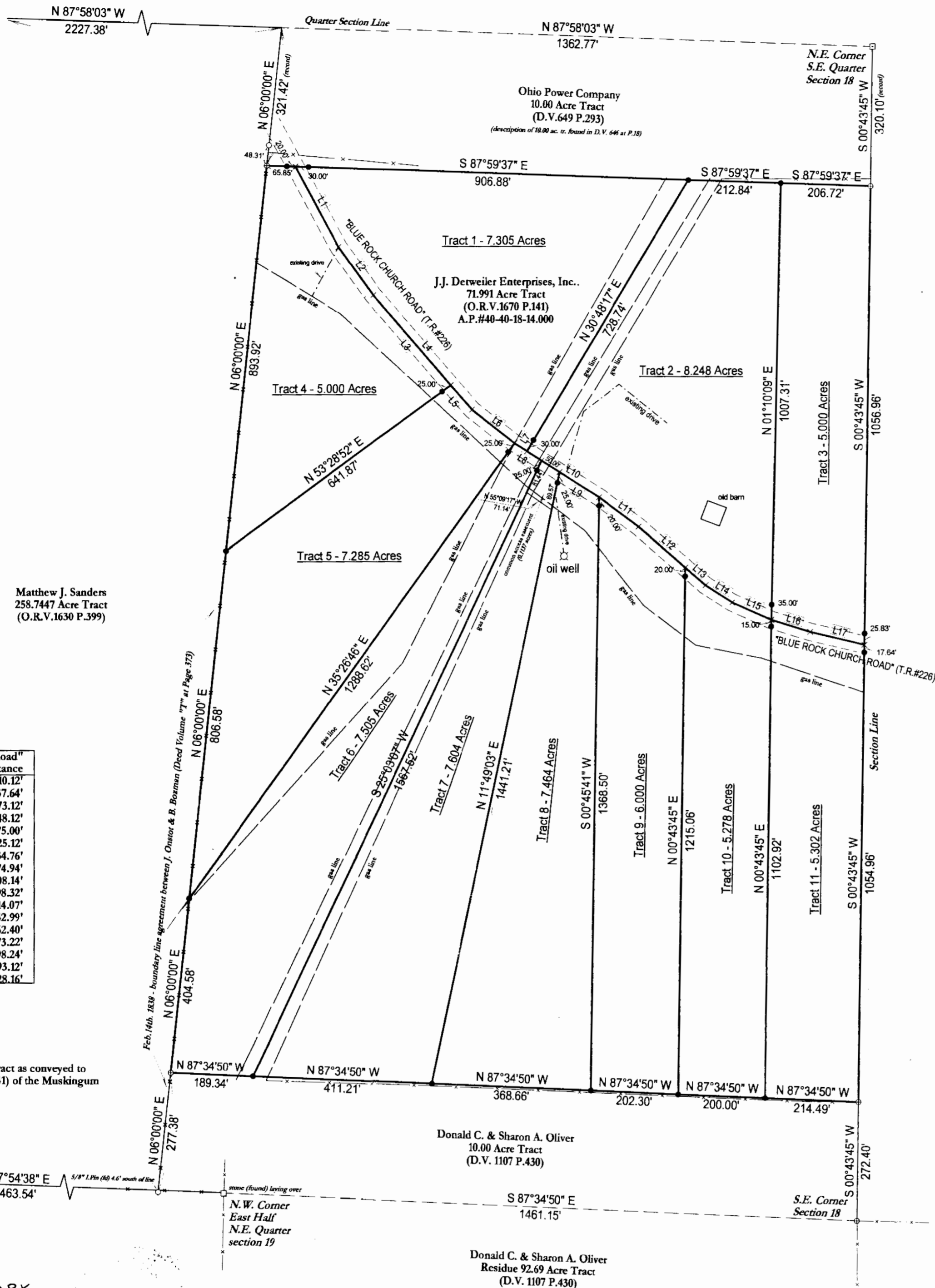
Bearings are oriented to the 1838 division line agreement between J. Onstot and B. Bozman (North 6 deg. East) as found in Deed Volume "T" at Page 373 of the Muskingum County Deed Records and iron pins indicated (set) are 5/8" x 30" iron rebars with an orange plastic cap stamped "EMLER 7760".

Survey and description by Randall A. Emler, Professional Surveyor #7760 in May, 2002.

*aslb*  
 6-18-2002



This property is subject to all legal highways, right-of-ways, easements, leases and restrictions of record or otherwise legally established which may not be necessarily shown hereon.



Matthew J. Sanders  
258.7447 Acre Tract  
(O.R.V.1630 P.399)

Centerline "Blue Rock Church Road" Id	Bearing	Distance
L1	N 28°04'33" W	210.12'
L2	N 35°20'19" W	137.64'
L3	N 40°41'44" W	273.12'
L4	N 40°41'44" W	348.12'
L5	N 40°41'45" W	75.00'
L6	N 51°44'51" W	125.12'
L7	N 57°39'31" E	34.76'
L8	S 57°39'31" E	74.94'
L9	S 57°39'31" E	108.14'
L10	N 57°39'31" W	198.32'
L11	N 53°17'33" W	114.07'
L12	S 49°01'19" E	142.99'
L13	S 49°01'19" E	62.40'
L14	N 57°13'50" W	73.22'
L15	N 65°57'39" W	98.24'
L16	N 72°53'29" W	93.12'
L17	N 76°38'10" W	128.16'

\*Tracts #1 - #11 comprise of all the 71.991 acre tract as conveyed to J.J. Detweiler Enterprises, Inc. (O.R.V.1670 P.141) of the Muskingum County Deed Records.

**STATE OF OHIO, COUNTY OF STARK**

Before me a Notary Public in and for said County, personally appeared Joe J. Detweiler, who executed the foregoing instrument and acknowledged that he did the same and that it was his free act and deed. In testimony whereof, I have hereunto subscribed my name and affixed my seal at

Uniontown, Ohio, this 7<sup>th</sup> day of August, 2002.

Notary Public Wendi L. Iberg  
My Commission Expires 11-30-05

**MAINTENANCE AGREEMENT:** (common access easement)  
Grantee, for grantee, grantee's heirs and assigns, covenants with grantor, grantor's heirs and assigns, that grantee in common with others from time to time and at all times hereafter at their shared expense, will repair and maintain, in a proper, substantial and workmanlike manner the non-exclusive common drive.

- Denotes 5/8" x 30" iron pin (set) "EMLER 7760"
- ⊕ Denotes 5/8" iron pin (found) "EMLER 7760" (set on previous survey)
- Denotes 5/8" iron pin (found) "FINLEY 7222"
- Denotes stone monument (found)

Documents used were plats of local surveys, deed volumes and pages as shown hereon.

Bearings are oriented to the 1838 division line agreement between J. Onstot & B. Bozman (North 6 deg. East) as found in Deed Volume "T" at Page 373 of the Muskingum County Deed Records and iron pins indicated (set) are 5/8" x 30" iron rebars with an orange plastic cap stamped "EMLER 7760".

**CERTIFICATION OF SURVEYOR**

I, hereby certify that at the direction of J.J. Detweiler Enterprises, Inc. owner of the real estate shown, I have surveyed and platted 71.991 acres more or less, being all of A.P.#40-40-18-14 of Muskingum County into lots as shown, the lots are numbered, 1-11 inclusive and this plat correctly represents the "RUSH FARM SUBDIVISION" that was given in feet and decimal parts thereof, and this plat represents a boundary survey as defined in Chapter 4733-37 of the Ohio Administrative Code and to be correct to the best of my knowledge and belief.

Randall A. Emler  
Randall A. Emler  
Professional Surveyor # 7760  
August, 2002

DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER  
8-15-2002

Description approved for Auditor's Transfer

Transferred Date

Muskingum County Auditor  
Fee:

State of Ohio, Muskingum County  
Received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 2002  
at \_\_\_\_\_ o'clock \_\_\_\_\_  
Recorded \_\_\_\_\_, 2002  
In:  
Fee:

Muskingum County Recorder

**"RUSH FARM SUBDIVISION"**

Plat of Survey: <b>J.J. DETWEILER ENTERPRISES, INC.</b> (RUSH FARM)	
Location: Southeast Quarter, Section 18, T-12, R-11 Meigs Township, Muskingum County, Ohio	
Scale: 1" = 200'	Prepared By <b>WARD &amp; EMLER SURVEYING, INC.</b> 113 Third Street S.E. New Philadelphia, Ohio 44663 Phone: (330) 364-5866 Fax: (330) 364-1107 E-mail: wesurvey@tusco.net
Date Surveyed: August 2, 2002	
File ID: JJRUSH4	

**Dedication:**  
I, the undersigned, Joe J. Detweiler for J.J. Detweiler Enterprises, Inc. owner of the real estate shown, hereby certify that I have caused the same to be surveyed and platted into lots. Lots are numbered 1-11, inclusive and named the "RUSH FARM SUBDIVISION" and that this plat does not involve any new public roads.

Joe J. Detweiler  
Joe J. Detweiler  
John Lucas  
Witness John Lucas  
Wendi L. Iberg  
Witness Wendi L. Iberg