

WARD & EMLER SURVEYING, INC.*Professional Land Surveyors**113 Third Street S.E.**New Philadelphia OH 44663-2512**(330) 364-5866**(330) 364-1107 (FAX)**E-mail: wesurvey@roadrunner.com*

Samuel C. Ward - P.S.#7356

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August 27, 2007

Description of a Parcel 3 – 51.267 Acre Tract**For****Dave Kaufman Realty**

Situating in the Township of Newton, County of Muskingum and State of Ohio.

Being located in the southwest quarter of Section 24, T-15, R-14 of the Congress Lands East of the Scioto River and being part of a residue 90.769 acre tract (A.P.#47-52-24-08-002) as conveyed to Ben Troyer (1/7 interest), Daniel Miller (2/7 interest), Jacob Miller (1/7 interest), Adam Yoder (1/7 interest), Roman Miller (1/7 interest) and Joe Miller (1/7 interest) by Official Record 2005 at Page 915 of the Muskingum County Deed Records, being more fully described as follows;

Commencing at a stone monument (found) at the center of Section 24 and at the northeast corner of a 15.04 acre tract as conveyed to Kenneth R. Abram (D.V.557 P.531);

Thence with the north line of the southwest quarter of Section 24, North 86 deg. 44 min. 36 sec. West, 262.92 feet to a point at the northwest corner of said 15.04 acre tract, in "Darlington Road" (C.R.#46) and at the TRUE PLACE OF BEGINNING of the tract herein to be described;

Thence from said beginning and with the bounds of said 15.04 acre tract and with said road the following 3 courses and distances;

- 1) Thence with a curve to the left, Delta = 18 deg. 51 min. 22 sec., Radius = 650.00 feet, Length = 213.91 feet, Chord Bearing and Distance = South 8 deg. 11 min. 03 sec. East, 212.95 feet to a point;
- 2) Thence South 17 deg. 36 min. 44 sec. East, 189.66 feet to a point;
- 3) Thence South 21 deg. 58 min. 24 sec. East, 214.28 feet to a point at the northeast corner of a 25.000 acre tract as conveyed to Nathan M. Atkins (O.R.2112 P.168);

Thence leaving said road and with the north line of said 25.000 acre tract, North 86 deg. 45 min. 57 sec. West, 667.51 Feet to a 5/8" iron pin (found) at the northwest corner of said 25.000 acre tract, passing on line a 5/8" iron pin (found) at 26.09 feet;

Thence with the west line of said 25.000 acre tract, South 2 deg. 41 min. 18 sec. East, 1657.63 feet to a point at the southwest corner of said 25.000 acre tract, on the north line of an 8.900 acre tract as conveyed to Larry J. & Nancy D. Shampel (O.R.1958 P.208) and in "Baughman Run Road" (C.R.#32), passing on line a 5/8" iron pin (found) at 1616.30 feet;

Thence with the north line of said 8.900 acre tract and with said road the following 3 courses and distances;

- 1) South 85 deg. 19 min. 22 sec. West, 192.21 feet to a point;
- 2) Thence with a curve to the left, Delta = 31 deg. 20 min. 03 sec., Radius = 1050.00 feet, Length = 574.23 feet, Chord Bearing and Distance = South 69 deg. 39 min. 20 sec. West, 567.10 feet to a point;
- 3) Thence South 53 deg. 59 min. 18 sec. West, 67.60 feet to a point at the westerly corner of said 8.900 acre tract, the east corner of a 1.227 acre tract as conveyed to Ben Troyer (1/7 interest), Daniel Miller (2/7 interest), Jacob Miller (1/7 interest), Adam Yoder (1/7 interest), Roman Miller (1/7 interest) and Joe Miller (1/7 interest) by Official Record 2005 at Page 915 and on the north line of a 6.0 acre tract as conveyed to Larry J. & Nancy D. Shampel (Parcel 2 - O.R.1822 P.269);

Thence leaving said road and through the lands of said residue 90.769 acre tract, North 3 deg. 35 min. 41 sec. West, 2543.28 feet to a 5/8" iron pin (set) at the northeast corner of a 36.225 acre tract as conveyed to Ben Troyer (1/7 interest), Daniel Miller (2/7 interest), Jacob Miller (1/7 interest), Adam Yoder (1/7 interest), Roman Miller (1/7 interest) and Joe Miller (1/7 interest) by Official Record 2005 at Page 915 and the northwest corner of said residue 90.769 acre tract, passing on line a 5/8" iron pin (set) at 31.96 feet;

Thence with the north line of said southwest quarter section, South 86 deg. 44 min. 36 sec. East, 1360.45 feet to the **TRUE PLACE OF BEGINNING** containing 51.267 Acres more or less but subject to all legal highways, right-of-ways, easements, leases and restrictions of record or otherwise legally established.

Bearings are oriented to the west line of a 2.287 acre tract (Tract 4 - O.R.2005 P.915) 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 August, 2007.

APPROVED FOR CLOSURE

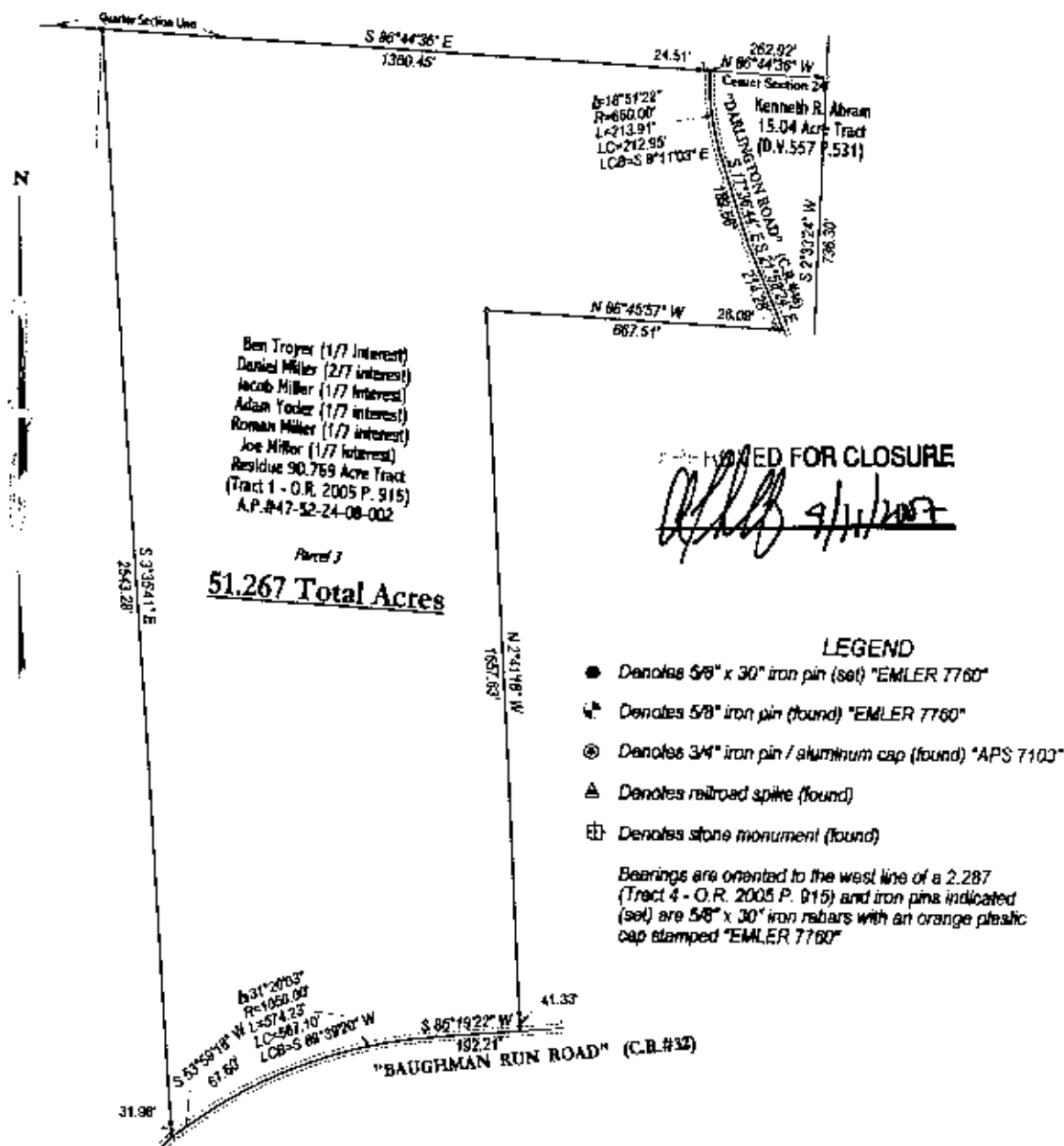
[Signature] 9/11/2007

EXEMPT FROM
PLANNING COMMISSION

[Signature] 9/11/2007

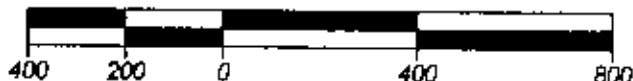


This property is subject to all legal highways, right - of - ways, easements, leases and restrictions of record or otherwise legally established which may not be necessarily shown hereon.



Parcels 1 - 4 are located in Zone X as shown on Community Panel #390425 0175 C effective date of June 3, 1988 of the Flood Insurance Rate Maps and is not in a special flood hazard area as determined by graphic methods only.

EXEMPT FROM
PLANNING COMMISSION



Plat of Survey:

DAVE KAUFMAN REALTY

Location:

S.W. Quarter of Section 24, T-15, R-14, Congress Lands
East of the Scioto River
Newton Township, Muskingum County, Ohio

Scale:

1" = 400'

Date Surveyed:

August, 2007

Revised map August 27, 2007

File ID:

DKJDM6

Prepared By
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Documents used:
Precision Surveying Services plat dated July, 2003
American Precision Surveying plat dated June 27, 2002
Deed Volumes and pages shown hereon

RANDALL A.
EMLER

I, the undersigned do hereby state that this
plat was prepared from a field survey
conformably with the provisions of Chapter
173 of the Ohio Revised Code.

**OFFICE COPY
NOT RECORDABLE**

Professional Surveyor #7760