

727 Cambridge Road  
Coshocton, Ohio 43812



**LANDMARK SURVEYS**  
**EARL R. DONAKER, P.S.**

(614) 623-0993  
1-800-842-3264

**E. DONOVAN MANN TRUST 84.489 Acres**

CT081367PG5

Being 84.489 acres, more or less (82.400 acres, part of 60-01-08-24 in the southwest quarter of section 8) (2.089 acres, part of 73-15-07-21 in the southeast quarter of section 7) in the second quarter of township 13 north, range 12 west, Ohio River Survey, in the township of Salt Creek, in the county of Muskingum, in the State of Ohio, and more particularly described as follows:

Beginning at a stone found at the southeast corner of the southwest quarter of section 8, said stone found being the TRUE POINT OF BEGINNING;

thence, along the section line, (sections 8 & 17) N.89°32'43"W. 548.52' to a point in the centerline of TR 44, Wilhelm Road;

thence, along the centerline of TR 44, Wilhelm Road the following 14 courses:

1. thence, N.19°48'38"W. 68.43' to a point;
2. thence, N.07°53'07"W. 62.62' to a point;
3. thence, N.01°40'19"W. 50.26' to a point;
4. thence, N.02°44'10"E. 32.02' to a point;
5. thence, N.11°00'28"E. 62.24' to a point;
6. thence, N.18°37'02"E. 70.42' to a point;
7. thence, N.18°07'01"E. 200.09' to a point;
8. thence, N.10°22'38"E. 77.35' to a point;
9. thence, N.07°07'14"E. 138.07' to a point;
10. thence, N.07°03'18"E. 62.78' to a point;
11. thence, N.05°53'48"E. 116.84' to a point;
12. thence, N.26°20'51"E. 31.15' to a point;
13. thence, N.28°42'41"W. 38.06' to a point;
14. thence, N.30°49'14"E. 67.58' to a point in the centerline of SR 146, Chandlerville Road;

thence, along the centerline of SR 146, Chandlerville Road the following 6 courses:

1. thence, along a non-tangent curve, concave to the North having the following properties: radius = 390.22'; delta = 21°49'23"; arc = 148.63'; chord = N.76°07'43"W. 147.73' to a point;
2. thence, N.85°13'01"W. 81.21' to a point;
3. thence, N.62°40'56"W. 1896.35' to a point;
4. thence, along a tangent curve, concave to the Northeast having the following properties: radius = 1611.54'; delta = 15°52'43"; arc = 446.61'; Chord = N.54°44'35"W. 445.18' to a point on the Salt Creek-Wayne township line;
5. thence, continuing along said curve, concave to the Northeast having the following properties: radius = 1611.54'; delta = 02°49'51"; arc = 79.62'; chord = N.45°23'18"W. 79.61' to a point;
6. thence, N.43°58'22"W. 520.58' to a point;

thence, along the east & west quarterline of section 7, S.89°58'18"E. 422.43' to a stone found;

thence, along the east & west quarterline of section 8 the following 2 courses:

1. thence, S.89°30'43"E. 1444.16' to a stone found;
2. thence, S.89°03'20"E. 1224.47' to a stone found;

thence, along the north & south quarterline, S.00°07'07"W. 2634.77' to the TRUE POINT OF BEGINNING, containing 84.489 acres, more or less, including public road right-of-way and is subject to all easements, rights-of-way, or restrictions, whether recorded or implied.

Bearings are based on a survey by Terry J. Finley, 12/20/94 for Mann and are for angular calculations only. All 5/8" steel pins set are 30" long with plastic cap marked "E.R.D. 7142".

Pertinent documents: tax maps; deeds: 562/391, 1057/5, 518/364, 826/254, 1053/631, 937/257, 661/163, 1062/589, 410/575, 826/180, 1099/604, 1074/650; surveys by: Terry J. Finley, Stephen M. Bowman, R.L. Daniels, L. Peter Dinan.

Prior deed: 1057/5.

Description and plat by Landmark Surveys, Earl R. Donaker, Professional Surveyor, #7142, from a survey of the premises in the month of October, in the year of our LORD one thousand nine hundred and ninety-seven.

**OFFICE COPY  
NOT RECORDABLE**

DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER  
BY A.L. Swinehart  
10-30-97 KB

727 Cambridge Road  
Coshocton, Ohio 43812



**LANDMARK SURVEYS**  
**EARL R. DONAKER, P.S.**

(614) 623-0993  
1-800-842-3264

**E. DONOVAN MANN TRUST 10.000 Acres**

**CT081397PG3**

Being 10.000 acres, more or less (part of 60-01-08-24) in the southwest quarter of section 8, in the second quarter of township 13 north, range 12 west, Ohio River Survey, in the township of Salt Creek, in the county of Muskingum, in the State of Ohio, and more particularly described as follows:

Commencing at a 5/8" steel pin set at the southwest corner of the southwest quarter of section 8, thence, along the Wayne-Salt Creek Township line, N.00°34'22"E. 2215.68' to a point in the centerline of SR 148, Chandlersville Road;

thence, along the centerline of SR 148, Chandlersville Road the following 2 courses:

1. thence, along a non-tangent curve, concave to the Northeast having the following properties: radius = 1811.54'; delta = 15°52'43"; arc = 446.61'; chord = S.54°44'35"E. 445.18' to a point;
2. thence, S.62°40'56"E. 719.36' to a point, said point being the TRUE POINT OF BEGINNING;

thence, through the property of the E. Donovan Mann Trust, 1057/5 the following 5 courses:

1. thence, S.29°37'58"W. 18.43' to a 5/8" steel pin set;
2. thence, continuing S.29°37'58"W. 670.41' to a 5/8" steel pin set;
3. thence, S.62°40'56"E. 614.00' to a 5/8" steel pin set;
4. thence, N.33°04'27"E. 671.56' to a 5/8" steel pin set;
5. thence, continuing N.33°04'27"E. 18.17' to a point in the centerline of SR 148, Chandlersville Road;

thence, along the centerline of SR 148, Chandlersville Road N.62°40'56"W. 655.44' to the TRUE POINT OF BEGINNING, containing 10.000 acres, more or less, including public road right-of-way and is subject to all easements, rights-of-way, or restrictions, whether recorded or implied.

Bearings are based on a survey by Terry J. Finley, 12/20/94 for Mann and are for angular calculations only. All 5/8" steel pins set are 30" long with plastic cap marked "E.R.D. 7142".

Pertinent documents: tax maps; deeds: 562/391, 1057/5, 518/364, 628/254, 1053/631, 937/257, 681/163, 1062/589, 410/575, 629/180, 1099/804, 1074/850; surveys by: Terry J. Finley, Stephen M. Bowman, R.L. Daniels, L. Peter Dinan.

Prior deed: 1057/5.

Description and plat by Landmark Surveys, Earl R. Donaker, Professional Surveyor, #7142, from a survey of the premises in the month of October, in the year of our LORD one thousand nine hundred and ninety-seven.

DESCRIPTION APPROVED  
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BY [Signature]  
10-21-97

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**LANDMARK SURVEYS**  
EARL R. DONAKER, P.S.

(614) 623-0993  
1-800-842-3264

**E. DONOVAN MANN TRUST 69.368 Acres**

CT081387PG2

Being 69.368 acres, more or less (part of 60-01-08-24) in the southwest quarter of section 8, in the second quarter of township 13 north, range 12 west, Ohio River Survey, in the township of Salt Creek, in the county of Muskingum, in the State of Ohio, and more particularly described as follows:

Beginning at a 5/8" steel pin set at the southwest corner of the southwest quarter of section 8, said 5/8" steel pin set being the TRUE POINT OF BEGINNING;

thence, along the Wayne-Salt Creek Township line, N.00°34'22"E. 2215.68' to a point in the centerline of BR 148, Chandlerville Road;

thence, along the centerline of SR 148, Chandlerville Road the following 2 courses:

1. thence, along a non-tangent curve, concave to the Northeast having the following properties: radius = 1611.54'; delta = 15°52'43"; arc = 448.61'; chord = S.54°44'35"E. 445.16' to a point;
2. thence, S.62°40'58"E. 719.36' to a point;

thence, through the property of the E. Donovan Mann Trust, 1057/5 the following 5 courses:

1. thence, S.29°37'58"W. 18.43' to a 5/8" steel pin set;
2. thence, continuing S.29°37'58"W. 670.41' to a 5/8" steel pin set;
3. thence, S.62°40'58"E. 614.00' to a 5/8" steel pin set;
4. thence, N.33°04'27"E. 671.59' to a 5/8" steel pin set;
5. thence, continuing N.33°04'27"E. 18.17' to a point in the centerline of SR 148, Chandlerville Road;

thence, along the centerline of SR 148, Chandlerville Road the following 3 courses:

1. thence, S.62°40'58"E. 521.58' to a point;
2. thence, S.65°13'01"E. 81.21' to a point;
3. thence, along a tangent curve, concave to the North having the following properties: radius = 390.22'; delta = 21°49'23"; arc = 148.63'; Chord = S.76°07'43"E. 147.73' to a point;

thence, along the centerline of TR 44, Wilhelm Road the following 9 courses:

1. thence, S.30°49'14"W. 67.58' to a point;
2. thence, S.28°42'41"E. 36.06' to a point;
3. thence, S.26°20'51"W. 31.15' to a point;
4. thence, S.05°53'48"W. 116.84' to a point;
5. thence, S.07°03'16"W. 62.76' to a point;
6. thence, S.07°07'14"W. 138.07' to a point;
7. thence, S.10°22'38"W. 77.35' to a point;
8. thence, S.18°07'01"W. 200.09' to a point;
9. thence, S.18°37'02"W. 61.23' to a point;

thence, along the property line of Eunice Taylor, 1074/850, the following 4 courses

1. thence, S.63°25'32"W. 33.62' to a point;
2. thence, S.47°44'04"W. 38.59' to a point;
3. thence, S.36°44'45"W. 57.00' to a point;
4. thence, S.37°27'28"W. 240.68' to a point;

thence, along the section line (sections 8 & 17) N.89°32'43"W. 1886.31' to the TRUE POINT OF BEGINNING, containing 69.368 acres, more or less, including public road right-of-way and is subject to all easements, rights-of-way, or restrictions, whether recorded or implied.

Bearings are based on a survey by Terry J. Finley, 12/20/94 for Mann and are for angular calculations only. All 5/8" steel pins set are 30" long with plastic cap marked "E.R.D. 7142".

Pertinent documents: tax maps; deeds: 582/381, 1057/5, 518/364, 828/254, 1053/831, 837/257, 881/163, 1062/589, 410/575, 629/180, 1099/604, 1074/850; surveys by: Terry J. Finley, Stephen M. Bowman, R.L. Daniels, L. Peter Dinan.

Prior deed: 1057/6.

Description and plat by Landmark Surveys, Earl R. Donaker, Professional Surveyor, #7142, from a survey of the premises in the month of October, in the year of our LORD one thousand nine hundred and ninety-seven.

**OFFICE COPY  
NOT RECORDABLE**

DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER

BY EARL R. DONAKER

10-21-97

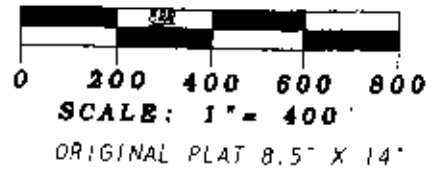
THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS, WHETHER RECORDED OR IMPLIED

727 Cambridge Road  
Coshocton, Ohio 43812

# LANDMARK SURVEYS, INC.

EARL R. DONAKER, P.S.

tel: (614) 623-0993  
1-800-842-3264

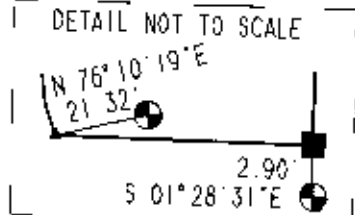


Pertinent documents, Tax maps:

Deeds: 562/391, 1057/5  
518/364, 826/254, 1053/631,  
931/257, 661/163, 1062/589,  
410/575, 629/180, 1099/604,  
1074/650

Surveys by: Terry J. Finley  
Stephen M. Bonnan, R.L. Daniels,  
L. Peter Dixon

Bearings are based on a survey by  
Terry J. Finley, 12/20/94 for Mann  
& are for angular calculations only.



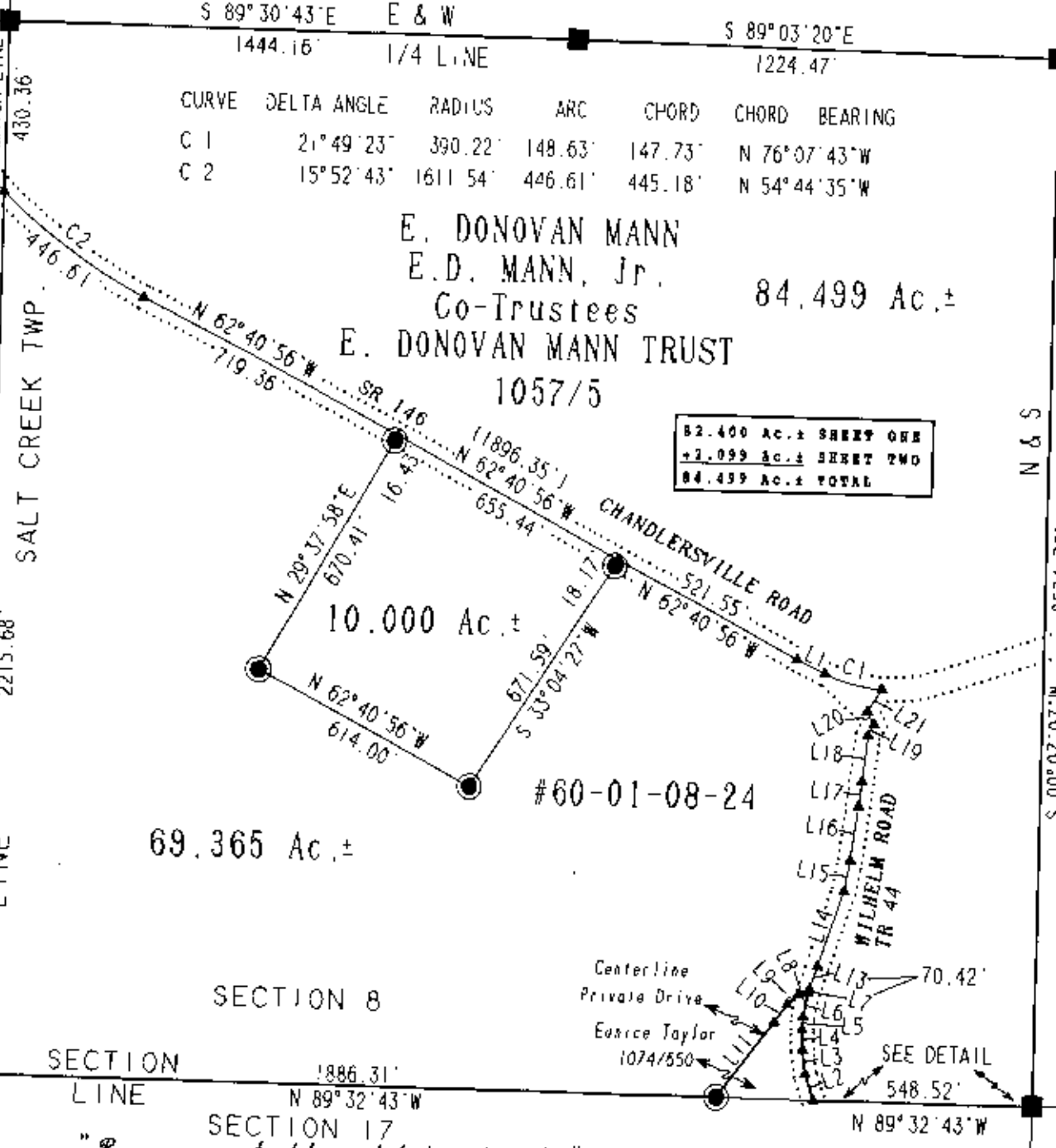
- - All 5/8" steel pins set are 30" long, plastic cap marked "ERD 7142"
- ⊕ - axle found
- - stone found
- ▲ - point

DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER  
BY A.L. Swinehart  
10-30-97 K&B



I, Earl R. Donaker, P.S., hereby certify this plat to represent a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code, and to be correct to the best of my knowledge and belief.

TOWNSHIP LINE  
WAYNE TWP.  
SALT CREEK TWP.  
TOWNSHIP LINE



NOTE: Bearings & Distances (B&D) B&D between monumentation were measured. B&D to points were calculated. Lines 3 thru 10 & 13 thru 20 are of record.

LINE	BEARING	DISTANCE
L 1	N 65° 13' 01" W	81.21'
L 2	N 19° 46' 38" W	68.43'
L 3	N 07° 53' 07" W	62.62'
L 4	N 01° 40' 19" W	50.28'
L 5	N 02° 44' 10" E	32.02'
L 6	N 11° 00' 28" E	62.24'
L 7	N 18° 37' 02" E	9.19'
L 8	S 63° 25' 32" W	33.82'
L 9	S 47° 44' 04" W	36.59'
L 10	S 36° 44' 45" W	57.00'
L 11	S 37° 27' 26" W	240.66'
L 13	N 18° 37' 02" E	61.23'
L 14	N 18° 07' 01" E	200.09'
L 15	N 10° 22' 38" E	77.35'
L 16	N 07° 07' 14" E	138.07'
L 17	N 07° 03' 16" E	62.76'
L 18	N 05° 53' 48" E	116.84'
L 19	N 26° 20' 51" E	31.15'
L 20	N 28° 42' 41" W	36.06'
L 21	N 30° 49' 14" E	67.58'

82.400 Ac.± SHEET ONE  
+ 2.099 Ac.± SHEET TWO  
84.499 Ac.± TOTAL

69.365 Ac.±

10.000 Ac.±

84.499 Ac.±

SECTION 8

SECTION LINE

SECTION 17

"Remove not the old landmark." Proverbs 23: 10

E. DONOVAN MANN TRUST
82.400, 10.000, 69.365 AC.
SW 1/4, SECTION 8
SECOND QUARTER, T 13N. R 12W.
OHIO RIVER SURVEY
TOWNSHIP: SALT CREEK
COUNTY: MUSKINGUM, OHIO
OCTOBER, 1997 CT081397
SHEET ONE OF TWO

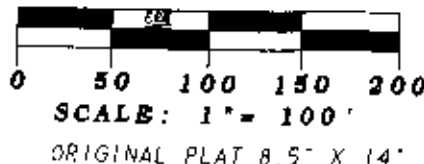
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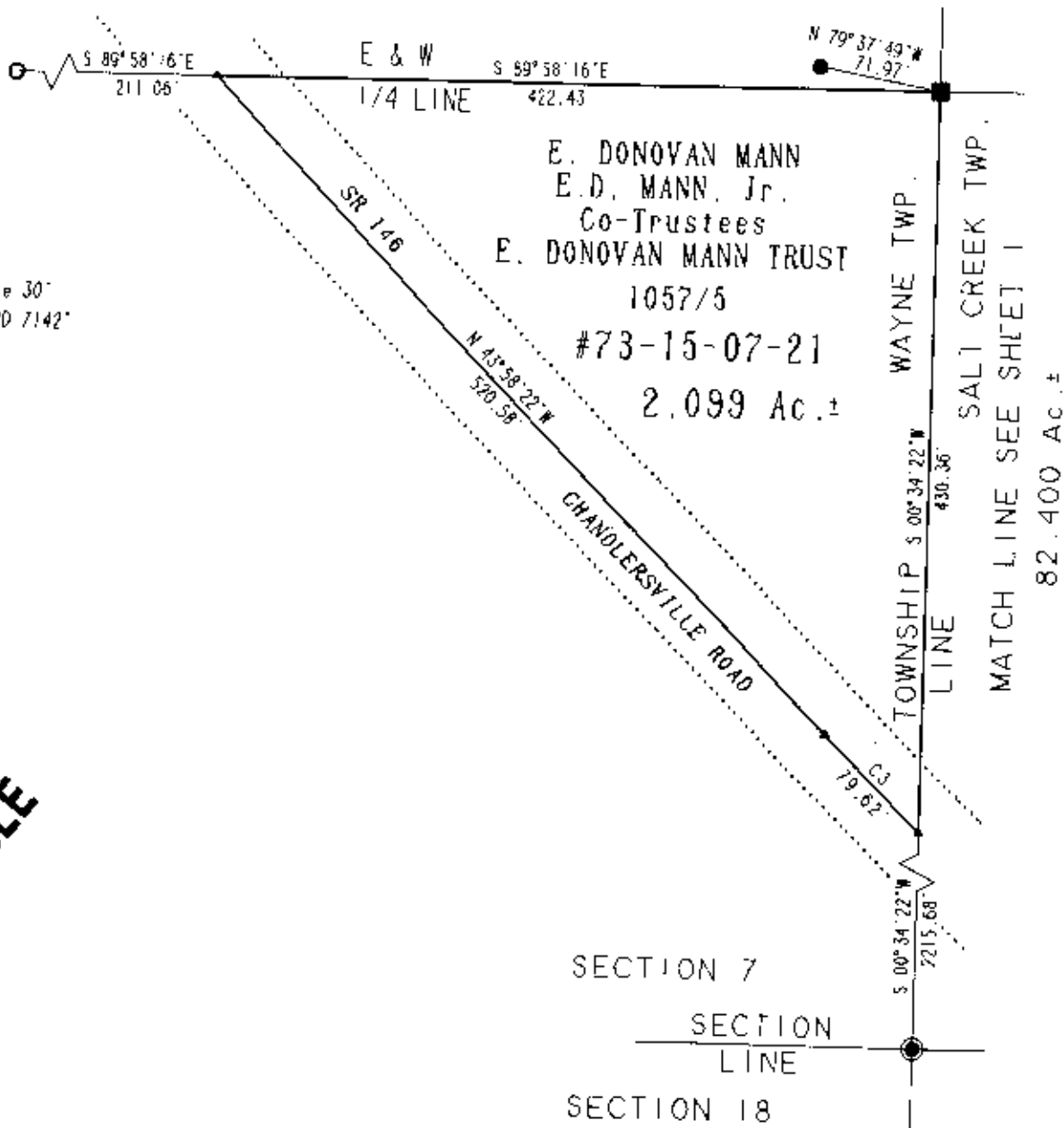
CURVE	DELTA ANGLE	RADIUS	ARC	CHORD	CHORD BEARING
C 3	2°49'51"	1611.54'	79.62'	79.61'	N 45°23'18"W



Bearings are based on a survey by Terry J. Finley, 12/20/94 for Mann & are for angular calculations only.



- - All 5/8" steel pins set are 30" long, plastic cap marked "ERD 7142"
- - 5/8" rebar found
- - 3/4" pipe found
- - stone found
- - point



NOTE: Bearings & Distances (B&D) B&D between monumentation were measured. B&D to points were calculated. Lines 3 thru 10 & 13 thru 20 are of record.

Pertinent documents: Tax maps:

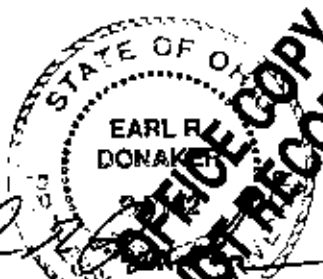
Deeds: 562/391, 1057/5, 518/364, 826/254, 1053/631, 937/257, 661/163, 1062/549, 410/575, 629/180, 1099/604, 1074/650

Surveys by: Terry J. Finley, Stephen M. Bowman, R.L. Daniels, L. Peter Dinan

DESCRIPTION APPROVED FOR AUDITORS TRANSFER

BY A.L. Swinehart  
10-30-97 KB

E. DONOVAN MANN TRUST
2.099 ACRES
SE 1/4, SECTION 7
SECOND QUARTER, T 13N, R 12W,
OHIO RIVER SURVEY
TOWNSHIP: WAYNE
COUNTY: MUSKINGUM, OHIO
OCTOBER, 1997 CTOB13AA
SHEET TWO OF TWO



I, Earl R. Donahoe, ONSA #7142, hereby certify this plat to represent a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code, and to be correct to the best of my knowledge and belief.

**OFFICE COPY NOT RECORDABLE**

"Remove not the old landmark." Proverbs 23:10



E. DONOVAN MANN TRUST 82.400 Acres

CT081397PG1

Being 82.400 acres, more or less (part of 60-01-08-24) in the southwest quarter of section 8, in the second quarter of township 13 north, range 12 west, Ohio River Survey, in the township of Salt Creek, in the county of Muskingum, in the State of Ohio, and more particularly described as follows:

Beginning at a stone found at the southeast corner of the southwest quarter of section 8, said stone found being the TRUE POINT OF BEGINNING;

thence, along the section line, (sections 8 & 17) N.89°32'43"W. 548.52' to a point in the centerline of TR 44, Wilhelm Road;

thence, along the centerline of TR 44, Wilhelm Road the following 14 courses:

1. thence, N.19°46'38"W. 88.43' to a point;
2. thence, N.07°53'07"W. 62.62' to a point;
3. thence, N.01°40'19"W. 50.28' to a point;
4. thence, N.02°44'10"E. 32.02' to a point;
5. thence, N.11°00'28"E. 62.24' to a point;
6. thence, N.18°37'02"E. 70.42' to a point;
7. thence, N.18°07'01"E. 200.09' to a point;
8. thence, N.10°22'38"E. 77.35' to a point;
9. thence, N.07°07'14"E. 138.07' to a point;
10. thence, N.07°03'16"E. 62.76' to a point;
11. thence, N.05°53'48"E. 116.84' to a point;
12. thence, N.26°20'51"E. 31.15' to a point;
13. thence, N.28°42'41"W. 36.06' to a point;
14. thence, N.30°49'14"E. 67.58' to a point in the centerline of SR 146, Chandlersville Road;

thence, along the centerline of SR 146, Chandlersville Road the following 4 courses:

1. thence, along a non-tangent curve, concave to the North having the following properties: radius = 390.22'; delta = 21°49'23"; arc = 148.63'; chord = N.76°07'43"W. 147.73' to a point;
2. thence, N.65°13'01"W. 81.21' to a point;
3. thence, N.62°40'56"W. 1896.35' to a point;
4. thence, along a tangent curve, concave to the Northeast having the following properties: radius = 1611.54'; delta = 15°52'43"; arc = 446.61'; Chord = N.54°44'35"W. 445.18' to a point;

thence, along the Wayne-Salt Creek Township line, N.00°34'22"E. 430.36' to a stone found;

thence, along the east & west quarterline the following 2 courses:

1. thence, S.89°30'43"E. 1444.16' to a stone found;
2. thence, S.89°03'20"E. 1224.47' to a stone found;

thence, along the north & south quarterline, S.00°07'07"W. 2634.77' to the TRUE POINT OF BEGINNING, containing 82.400 acres, more or less, including public road right-of-way and is subject to all easements, rights-of-way, or restrictions, whether recorded or implied.

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FOR AUDITORS TRANSFER  
BY 

10-21-97

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**E. DONOVAN MANN TRUST 10.000 Acres**

CT081387PG3

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Commencing at a 5/8" steel pin set at the southwest corner of the southwest quarter of section 8, thence, along the Wayne-Salt Creek Township line, N.00°34'22"E. 2215.68' to a point in the centerline of SR 146, Chandlersville Road;

thence, along the centerline of SR 146, Chandlersville Road the following 2 courses:

1. thence, along a non-tangent curve, concave to the Northeast having the following properties: radius = 1811.54'; delta = 15°52'43"; arc = 448.61'; chord = S.54°44'35"E. 445.18' to a point;
2. thence, S.62°40'56"E. 719.36' to a point, said point being the TRUE POINT OF BEGINNING;

thence, through the property of the E. Donovan Mann Trust, 1057/5 the following 5 courses:

1. thence, S.29°37'58"W. 16.43' to a 5/8" steel pin set;
2. thence, continuing S.29°37'58"W. 670.41' to a 5/8" steel pin set;
3. thence, S.62°40'56"E. 614.00' to a 5/8" steel pin set;
4. thence, N.33°04'27"E. 671.59' to a 5/8" steel pin set;
5. thence, continuing N.33°04'27"E. 18.17' to a point in the centerline of SR 146, Chandlersville Road;

thence, along the centerline of SR 146, Chandlersville Road N.62°40'56"W. 655.44' to the TRUE POINT OF BEGINNING, containing 10.000 acres, more or less, including public road right-of-way and is subject to all easements, rights-of-way, or restrictions, whether recorded or implied.

Bearings are based on a survey by Terry J. Finley, 12/20/94 for Mann and are for angular calculations only. All 5/8" steel pins set are 30" long with plastic cap marked "E.R.D. 7142".

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E. DONOVAN MANN TRUST 69.366 Acres

CT081387PG2

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Beginning at a 5/8" steel pin set at the southwest corner of the southwest quarter of section 8, said 5/8" steel pin set being the TRUE POINT OF BEGINNING;

thence, along the Wayne-Salt Creek Township line, N.00°34'22"E. 2215.68' to a point in the centerline of SR 146, Chandlersville Road;

thence, along the centerline of SR 146, Chandlersville Road the following 2 courses:

1. thence, along a non-tangent curve, concave to the Northeast having the following properties: radius = 1811.54'; delta = 15°52'43"; arc = 446.61'; chord = S.54°44'35"E. 445.18' to a point;
2. thence, S.62°40'56"E. 719.36' to a point;

thence, through the property of the E. Donovan Mann Trust, 1057/5 the following 5 courses:

1. thence, S.29°37'58"W. 16.43' to a 5/8" steel pin set;
2. thence, continuing S.29°37'58"W. 670.41' to a 5/8" steel pin set;
3. thence, S.62°40'56"E. 614.00' to a 5/8" steel pin set;
4. thence, N.33°04'27"E. 671.59' to a 5/8" steel pin set;
5. thence, continuing N.33°04'27"E. 18.17' to a point in the centerline of SR 146, Chandlersville Road;

thence, along the centerline of SR 146, Chandlersville Road the following 3 courses:

1. thence, S.62°40'56"E. 521.55' to a point;
2. thence, S.65°13'01"E. 81.21' to a point;
3. thence, along a tangent curve, concave to the North having the following properties: radius = 390.22'; delta = 21°49'23"; arc = 148.63'; Chord = S.76°07'43"E. 147.73' to a point;

thence, along the centerline of TR 44, Wilhelm Road the following 9 courses:

1. thence, S.30°49'14"W. 67.58' to a point;
2. thence, S.28°42'41"E. 36.06' to a point;
3. thence, S.26°20'51"W. 31.15' to a point;
4. thence, S.05°53'48"W. 116.84' to a point;
5. thence, S.07°03'16"W. 62.76' to a point;
6. thence, S.07°07'14"W. 136.07' to a point;
7. thence, S.10°22'38"W. 77.35' to a point;
8. thence, S.18°07'01"W. 200.09' to a point;
9. thence, S.18°37'02"W. 61.23' to a point;

thence, along the property line of Eunice Taylor, 1074/650, the following 4 courses

1. thence, S.63°25'32"W. 33.82' to a point;
2. thence, S.47°44'04"W. 36.59' to a point;
3. thence, S.36°44'45"W. 57.00' to a point;
4. thence, S.37°27'26"W. 240.66' to a point;

thence, along the section line (sections 8 & 17) N.89°32'43"W. 1888.31' to the TRUE POINT OF BEGINNING, containing 69.366 acres, more or less, including public road right-of-way and is subject to all easements, rights-of-way, or restrictions, whether recorded or implied.

Bearings are based on a survey by Terry J. Finley, 12/20/94 for Mann and are for angular calculations only. All 5/8" steel pins set are 30" long with plastic cap marked "E.R.D. 7142".

Pertinent documents: tax maps; deeds: 562/391, 1057/5, 518/364, 826/254, 1053/631, 937/257, 661/163, 1062/589, 410/575, 626/180, 1099/604, 1074/650; surveys by: Terry J. Finley, Stephen M. Bowman, R.L. Daniels, L. Peter Dinan.

Prior deed: 1057/5.

Description and plat by Landmark Surveys, Earl R. Donaker, Professional Surveyor, #7142, from a survey of the premises in the month of October, in the year of our LORD one thousand nine hundred and ninety-seven.

**OFFICE COPY  
NOT RECORDABLE**

DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER

BY ERS/D  
10-21-97



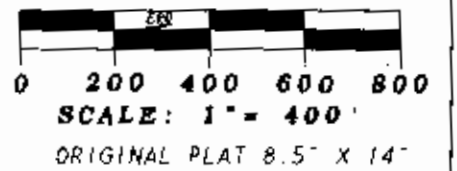
THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS, WHETHER RECORDED OR IMPLIED.

227 Cambridge Road  
Coshoccon, Ohio 43812

# LANDMARK SURVEYS, INC.

EARL R. DONAKER, P.S.

tel: (614) 623-0993  
1-800-842-3264

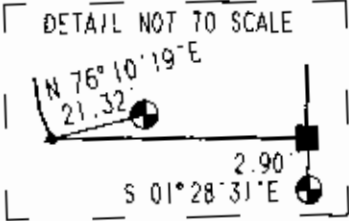


Pertinent documents: Tax maps:

Deeds: 562/391, 1057/5  
518/364, 826/254, 1053/631,  
937/257, 661/163, 1062/589,  
410/575, 629/180, 1099/604,  
1074/650

Surveys by: Terry J. Finley  
Stephen M. Bowman, R.L. Daniels,  
L. Peter Dinan

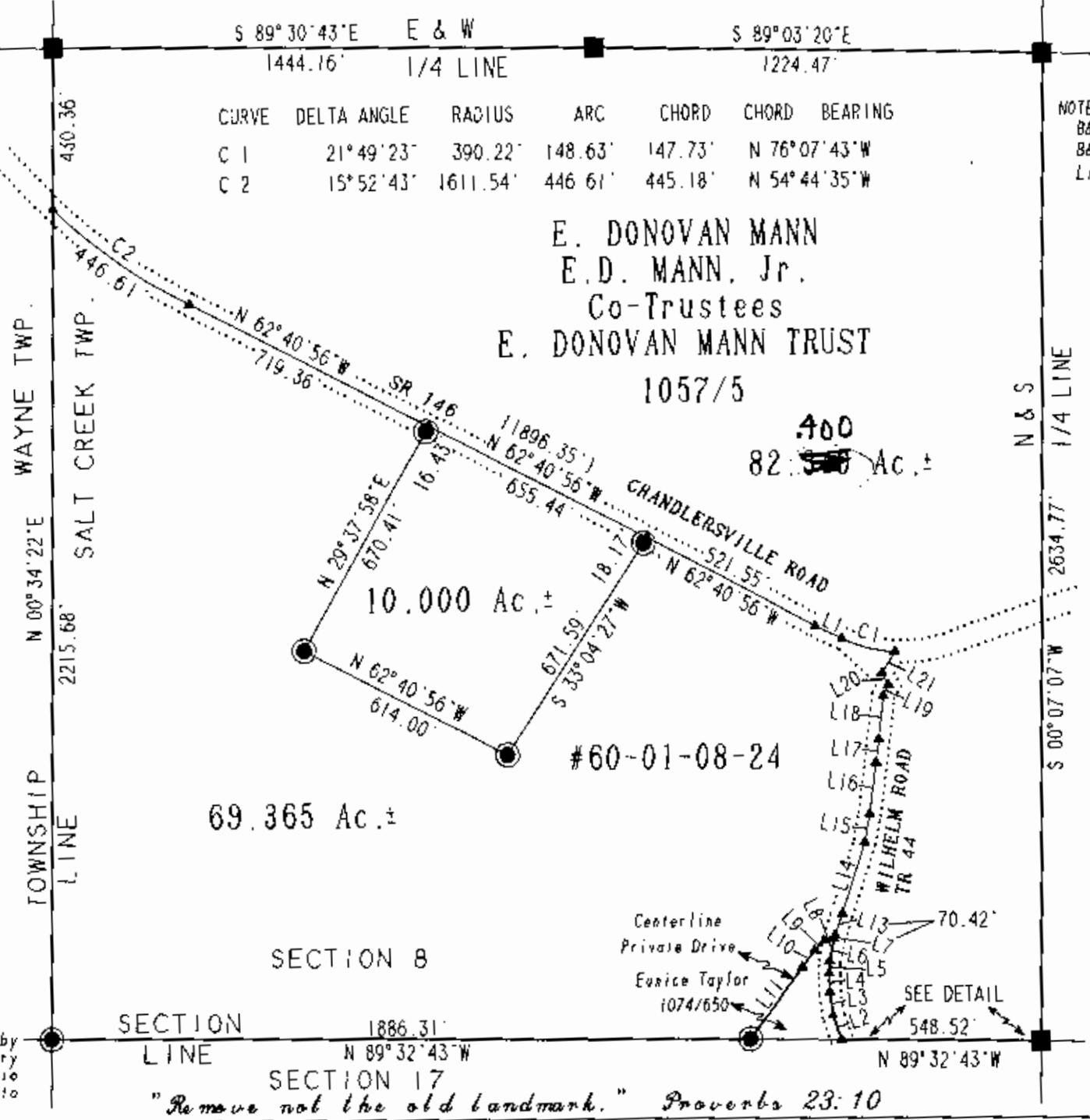
Bearings are based on a survey by  
Terry J. Finley, 12/20/94 for Mann  
& are for angular calculations only.



- - All 5/8" steel pins set are 30" long, plastic cap marked "ERD 7142"
- ⊙ - axle found
- - stone found
- ▲ - point

STATE OF OHIO  
OFFICE OF PUBLIC SAFETY  
NOT RECORDED

I, Earl R. Donaker, P.S., hereby certify that the foregoing is a true and correct copy of the original survey plat as shown to Chapter 4733 of the Ohio Administrative Code and to be correct to the best of my knowledge and belief.



NOTE: Bearings & Distances (B&D) B&D between monumentation were measured. B&D to points were calculated. Lines 3 thru 10 & 13 thru 20 are of record.

LINE	BEARING	DISTANCE
L 1	N 65° 13' 01" W	81.21'
L 2	N 19° 46' 38" W	68.43'
L 3	N 07° 53' 07" W	62.62'
L 4	N 01° 40' 19" W	50.28'
L 5	N 02° 44' 10" E	32.02'
L 6	N 11° 00' 28" E	62.24'
L 7	N 18° 37' 02" E	9.19'
L 8	S 63° 25' 32" W	33.82'
L 9	S 47° 44' 04" W	36.59'
L 10	S 36° 44' 45" W	57.00'
L 11	S 37° 27' 26" W	240.66'
L 13	N 18° 37' 02" E	61.23'
L 14	N 18° 07' 01" E	200.09'
L 15	N 10° 22' 38" E	77.35'
L 16	N 07° 07' 14" E	138.07'
L 17	N 07° 03' 16" E	62.76'
L 18	N 05° 53' 48" E	116.84'
L 19	N 26° 20' 51" E	31.15'
L 20	N 28° 42' 41" W	36.06'
L 21	N 30° 49' 14" E	67.58'

E. DONOVAN MANN TRUST
82.340, 10.000, 69.365 AC.
SW 1/4, SECTION 8
SECOND QUARTER, T 13N, R 12W,
OHIO RIVER SURVEY
TOWNSHIP: SALT CREEK
COUNTY: MUSKINGUM, OHIO
OCTOBER, 1997 CT081397

"Remove not the old landmark." Proverbs 23:10

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS, WHETHER RECORDED OR IMPLIED.

727 Cambridge Road  
Coshocton, Ohio 43812

**LANDMARK SURVEYS, INC.**

EARL R. DONAKER, P.S.

tel: (614) 623-0993  
1-800-842-3264

60-01-08-24-P5

0 100 200 300 400  
SCALE: 1" = 200'  
ORIGINAL PLAT 18" X 24"

Description approved for Auditor's Transfer

Accepted and approved this \_\_\_\_\_ day of \_\_\_\_\_, 1998  
Muskingum County Health and Sanitation Department.

Sanitarian

**SALT CREEK**  
**COUNTRYTME GROVE CITY LTD.**  
**Deed Book 1142, page 21**

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD	CHORD BEARING
C 1	14°47'11"	1611.54'	415.89'	414.74'	S 54°11'49"E
C 2	1°05'32"	1611.54'	30.72'	30.72'	S 62°08'10"E
C 3	21°49'23"	390.22'	148.63'	147.73'	S 76°07'43"E

- All 5/8" steel pins set are 30" long, plastic cap marked "ERD 7142"
- R/R spike set
- point

NOTE: Bearings & Distances (B&D) B&D between monumentation were measured. B&D to points were calculated. Perimeter B&D are of record.

PROTECTIVE COVENANTS April 24, 1998

RESIDENTIAL USE:

1) All lots at Salt Creek shall be used exclusively for single family, private residential and farming purposes. No more than one (1) house shall be erected, placed or permitted to remain on any lot with the exception of Lot #7 which may have up to three (3) houses.

2) All dwellings shall be Site/Strick Built. Approved Ohio Basic Building Code Industrialized Unit, or a NEW HUD Approved Doublewide Manufactured Home. Any dwelling constructed or placed on the premises shall meet the following conditions:

- a) All dwellings shall be placed on a permanent foundation.
- b) Ranch style home containing at least 1,450 square feet of finished living area.
- c) Two story home containing at least 1,750 square feet of finished living area with 900 square feet of said living area located on the first floor.
- d) All other style homes shall have at least 1,600 square feet of finished living area.
- e) Living areas are exclusive of porches, breezeways, basements and garages.
- f) All lots shall have at least a two-car garage constructed of similar material and style as the dwelling.

3) No garage or unfinished single family dwelling, travel-trailer, Singlewide Manufactured Home, barn, tent, basement or other outbuilding shall at any time be occupied or used as a temporary or permanent residence.

4) The construction of the dwelling and garage shall be completed within one year from the date of beginning construction.

5) Driveways shall be well maintained with gravel or other suitable surface and dust shall be controlled.

CONSTRUCTION PERMITS:

- 1) Prior to any construction, each lot owner must obtain the following:
  - a) Driveway permit from O.D.O.T. if not already installed and house number from the County Engineers.
  - b) Sewage disposal and well permit from the County Health Department.
  - c) Building permit from the County Building Department.

ANIMALS:

1) Swine and fowl are permitted, but shall be limited to two (2) swine and twelve (12) fowl per lot. Large domestic farm animals (including but not limited to horses, cattle, sheep, goats and llamas) are permitted, but shall be limited to one (1) per one (1) acre of fenced pasture. The pasture shall not be overgrazed, but shall be healthy and thick, and weeds shall be controlled. Noise and odors from any animal shall be controlled so that neither shall be offensive to adjoining neighbors.

2) Dogs, cats and other household pets shall not be raised, bred or maintained for commercial purposes.

NOXIOUS CONDITIONS

1) No nuisance or obnoxious conditions shall be maintained on the property, including but not limited to: junk, scrap, paper, or debris of any kind or other unsightly conditions. Property shall be kept reasonably trim and neat at all times. No lot shall be used or maintained as a dumping ground for rubbish or trash. Garbage, trash or other waste shall be kept in sanitary containers and all incinerators or other devices for the storage or disposal of such materials shall be kept in a clean and sanitary condition. Automotive and farm equipment in inoperative condition shall be properly licensed and not exposed to public view.

BUSINES/TRADE:

1) No noxious or offensive trade shall be carried on upon any lot. Professional and quasi-professional occupants may use a residence constructed on a Lot as an auxiliary or secondary facility to an office established elsewhere. An occupant maintaining a personal or professional library, keeping personal business or professional records or accounts, conducting personal business or professional telephone calls or correspondence, in or from a residence constructed on a Lot is engaging in a use expressly declared customarily incidental to principal residential use and is not in violation of these restrictions.

EASEMENTS:

1) Subject to oil lease, crop lease, utility easements, road right-of-way easements, or drainage easements, if any, the Buyer, his heirs and assigns, agrees to grant a drainage easement (at no monetary value or any other consideration) for the purpose of providing an outlet for storm water and/or septic system drainage to any owner(s) of any lot of this development. Buyer shall comply with all requests from the County Health Department and County Engineer to ensure the health and welfare of each owner of any lot of this development. The Buyer agrees to grant utility easements to serve any lot of this development.

DURATION AND AMENDMENTS:

1) Exceptions to any of the aforementioned restrictions may be approved by COUNTRYTME so long as the appearance of the area is not adversely affected. Exceptions must be in writing and notarized.

2) No lot may be divided, split or subdivided in the future, except by COUNTRYTME if it deems appropriate to accommodate proper design, relative home sizes or saving of trees. COUNTRYTME reserves the right to combine all or parts of any unsold lot(s) without the consent of any other lot owner.

3) These restrictions shall be deemed to run with the land and shall continue in full force and effect for a period of thirty-five years from the date hereof, and shall be automatically renewed for successive thirty-five year periods.

ENFORCEMENT:

1) COUNTRYTME shall not be obligated to enforce these covenants.  
2) Any lot owner within Salt Creek shall have a right to enforce by any proceeding at law or in equity, any and all of these protective covenants and restrictions now or hereafter amended. Failure to enforce any provision hereof shall in no event be deemed a waiver of the right to do so hereafter. Invalidation of any one of the provisions hereof by judgment or Court order shall in no way affect any other provision which shall remain in full force and effect. COUNTRYTME shall not be obligated to join or assist in any suit brought by any lot owner or owners to enforce these restrictions.

Pertinent documents: Tax maps:

Deeds: 562/391, 1057/5  
518/364, 826/254, 1053/631,  
937/257, 661/163, 1062/589,  
410/575, 629/180, 1099/604,  
1074/650, 1139/855, 1139/937  
Surveys by: Terry J. Finley  
Stephen M. Bowman, R.L. Daniels,  
L. Peter Dinan, Earl R. Donaker  
Bearings are based on a survey by  
Terry J. Finley, 12/20/94 for Mann  
& are for angular calculations only.

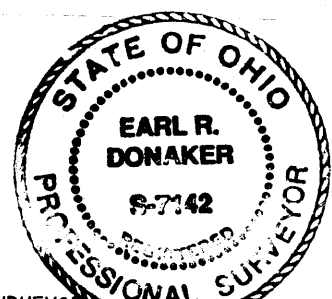
SALT CREEK
COUNTRYTME GROVE CITY LTD
69.365 AC. SW 1/4, SECTION 8
SECOND QUARTER, T 13N.R 12W.
OHIO RIVER SURVEY
SALT CREEK TOWNSHIP
COUNTY: MUSKINGUM, OHIO
APRIL, 1998
CT090598

SECTION 7 WAYN TWP.  
SECTION 8  
SECTION 17  
SECTION 18

69.365 acres all of parcel 60-01-08-24, section 8

7  
36.378 Ac. ±

DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER  
BY [Signature]  
4-28-98



Transferred, Date \_\_\_\_\_  
Muskingum County Auditor  
Fee: \_\_\_\_\_  
State of Ohio, Muskingum County  
Received for record on the \_\_\_\_\_  
day of \_\_\_\_\_, 1998  
at \_\_\_\_\_ o'clock \_\_\_\_\_  
Recorded \_\_\_\_\_, 1998  
In: \_\_\_\_\_  
Fee: \_\_\_\_\_  
Muskingum County Recorder

DEDICATION

I, the undersigned, Countrytyme Grove City Ltd., Manager of the real estate shown, hereby certify that I have caused the same to be surveyed and platted into lots and roads as shown, the lots are numbered from 1 to 7 inclusive, that the foregoing real estate has been named SALT CREEK, the roadway easements are or are hereby dedicated for public use as such, and that restrictions accompanying and a part of this plat shall apply whether specified in conveyances or not.

ACKNOWLEDGMENT

STATE OF OHIO  
COUNTY OF \_\_\_\_\_

Before me a Notary Public in and for said County, personally appeared James L. Wilcox, Manager of Countrytyme Grove City, Ltd. who executed the foregoing instrument and acknowledged that he did sign the same and that it was his free act and deed. In testimony whereof, I have hereunto subscribed my name and affixed my official seal at \_\_\_\_\_

Ohio, this \_\_\_\_\_ day of \_\_\_\_\_, 1998  
Notary Public \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

JAMES L. WILCOX

Witness

CERTIFICATION OF SURVEYOR  
I hereby certify that at the direction of Countrytyme Grove City Ltd. owners of the real estate shown, I have surveyed and platted, 69.365 acres, more or less, all of parcel: 60-01-08-24 into lots and roads as shown, the lots are numbered from 1 to 7 inclusive and this plat correctly represents their SALT CREEK subdivisions, that dimensions are given in feet and decimal parts thereof, and this plat represents a boundary survey as defined in Article 4733-37, of the Ohio Administrative Code, and to be true and correct by knowledge and belief.

OFFICE COPY  
NOT RECORDABLE  
Date 4/24/98

"Remove not the old landmark." Proverbs 23:10