

DEED DESCRIPTION
8.59 ACRES
DOUBLE K RANCH, LTD. PROPERTY [part]
AUDITOR'S PARCEL # 60-30-01-04-003 [part]

BEING A PART OF A 152.21 ACRES PARCEL AND A PART OF THE NORTHWEST QUARTER OF SECTION #1, TOWNSHIP 13 NORTH, RANGE 12 WEST, CONGRESS LANDS, SALT CREEK TOWNSHIP, MUSKINGUM COUNTY, OHIO [ALSO BEING A PART OF THE DOUBLE K RANCH, LTD. PROPERTY OF OFFICIAL RECORD BOOK 2155, PAGE 719 OF THE MUSKINGUM COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT AN EXISTING IRON PIN MARKING THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION #1;

THENCE N 2° 33' 15" E 1346.92 FEET, IN THE MID LINE {north & south} OF SECTION #1, TO AN EXISTING IRON PIN;

THENCE, LEAVING THE "MID LINE", S 70° 02' 20" W 433.94 FEET TO AN EXISTING IRON PIN IN THE WESTERLY BOUNDARY OF THE PROPERTY OF VIRGIL E. PYLE et. al. OF OFFICIAL RECORD BOOK 1705, PAGE 682 AND THE **PRINCIPAL PLACE OF BEGINNING** OF THIS 8.59 ACRES PARCEL TO BE DESCRIBED;

[THE FOLLOWING 8.59 ACRES PARCEL TO BE DESCRIBED IS BOUNDED ON THE NORTH and SOUTH BY THE AFORESAID "DOUBLE K RANCH LTD." PROPERTY, BOUNDED ON THE EAST BY SAID "VIRGIL E. PYLE. et. al." PROPERTY AND IS BOUNDED ON THE WEST BY THE AFORESAID "DOUBLE K RANCH LTD." PROPERTY AND BY THE PROPERTY OF JOSEPH C. and ANNA J. MILLER OF DEED BOOK 473, PAGE 318, ALL OF THE MUSKINGUM COUNTY RECORDER]

THENCE, FROM THE "**PRINCIPAL PLACE OF BEGINNING**", S 54° 44' 20" W 330.93 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 164.47 FEET;

THENCE S 69° 30' 00" W 472.70 FEET TO A MAG NAIL SET IN, ASPHALT SURFACED, ZANE GREY ROAD [A.K.A. COUNTY ROAD #199] [SAID MAG NAIL SET BEARS N 12° 14' 50" E 63.94 FEET FROM A REFERENCE IRON PIN SET], PASSING AN IRON PIN SET AT 133.54 FEET;

THENCE THE FOLLOWING TWO [2] COURSES ARE IN "ZANE GREY ROAD":

COURSE #1 = N 4° 57' 38" W 428.78 FEET TO A POINT MARKING THE SOUTHEAST CORNER OF THE AFORESAID "JOSEPH C. and ANNA J. MILLER" PROPERTY;

COURSE #2 = 333.38 FEET ON A CURVE TO THE LEFT, IN SAID "MILLER" BOUNDARY, WITH A RADIUS OF 3500.00 FEET AND WITH A CHORD OF WHICH BEARS N 7° 42' 39" W 333.25 FEET TO A POINT IN THE INTERSECTION OF THE CENTERS OF "ZANE GREY ROAD" AND, ASPHALT SURFACED, SUNDALE ROAD [A.K.A. COUNTY ROAD #105];

THENCE, LEAVING "ZANE GREY ROAD" AND SAID "MILLER" PROPERTY, THE FOLLOWING FIVE [5] COURSES ARE TO POINTS IN "SUNDALE ROAD":

COURSE #1 = S 65° 36' 55" E 238.70 FEET;

COURSE #2 = 208.66 FEET ON A CURVE TO THE LEFT, WITH A RADIUS OF 647.00 FEET AND WITH A CHORD OF WHICH BEARS S 74° 51' 16" E 207.76 FEET;

COURSE #3 = S 84° 05' 37" E 78.71 FEET;

COURSE #4 = 205.81 FEET ON A CURVE TO THE LEFT, WITH A RADIUS OF 482.00 FEET AND WITH A CHORD OF WHICH BEARS N 83° 40' 27" E 204.25 FEET;

COURSE #5 = N 71° 26' 30" E 154.55 FEET TO THE "WESTERLY BOUNDARY" OF THE AFORESAID "VIRGIL E. PYLE et. al." PROPERTY;

THENCE, LEAVING "SUNDALE ROAD", S 9° 17' 40" W 315.73 FEET, IN THE AFORESAID "PYLE" BOUNDARY, TO AN "EXISTING IRON PIN" AND THE "PRINCIPAL PLACE OF BEGINNING" OF THIS 8.59 ACRES PARCEL, PASSING AN EXISTING IRON PIN AT 14.44 FEET;

THE PARCEL AS DESCRIBED CONTAINS 8.59 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

ALL IRON PINS SET ARE 5/8" INCH BY 30" INCH STEEL ROD WITH PLASTIC IDENTIFICATION CAPS MARKED KNISLEY 7231.

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE WEST LINE OF SECTION #1 [AS ESTABLISHED BY CHARLES R. HARKNESS P.S. #6885 ON FEB. 6, 2008] AS BEING N 2° 22' 05" E ie. ALL BEARINGS DESCRIBED HEREIN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

THE RIGHT OF WAY WIDTHS OF "ZANE GRAY ROAD and "SUNDALE ROAD" IS 40' FEET.

THE ABOVE DESCRIPTION IS BASED ON A FIELD SURVEY MADE BY A & E SURVEYING ON OCTOBER 28, 2009. SEE THE PLAT ATTACHED.

A & E SURVEYING
P. O. BOX 420
SOMERSET, OHIO 43783
PH: (740) 743-2201 FAX: 743-2496
Wayne A. Knisley
WAYNE A. KNISLEY
OHIO REGISTERED SURVEYOR # 7231
DATE: OCTOBER 28, 2009



APPROVED
MINOR LOT SPLIT ONLY
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

11/19/09
Date

Fee Paid

PLAT OF SURVEY

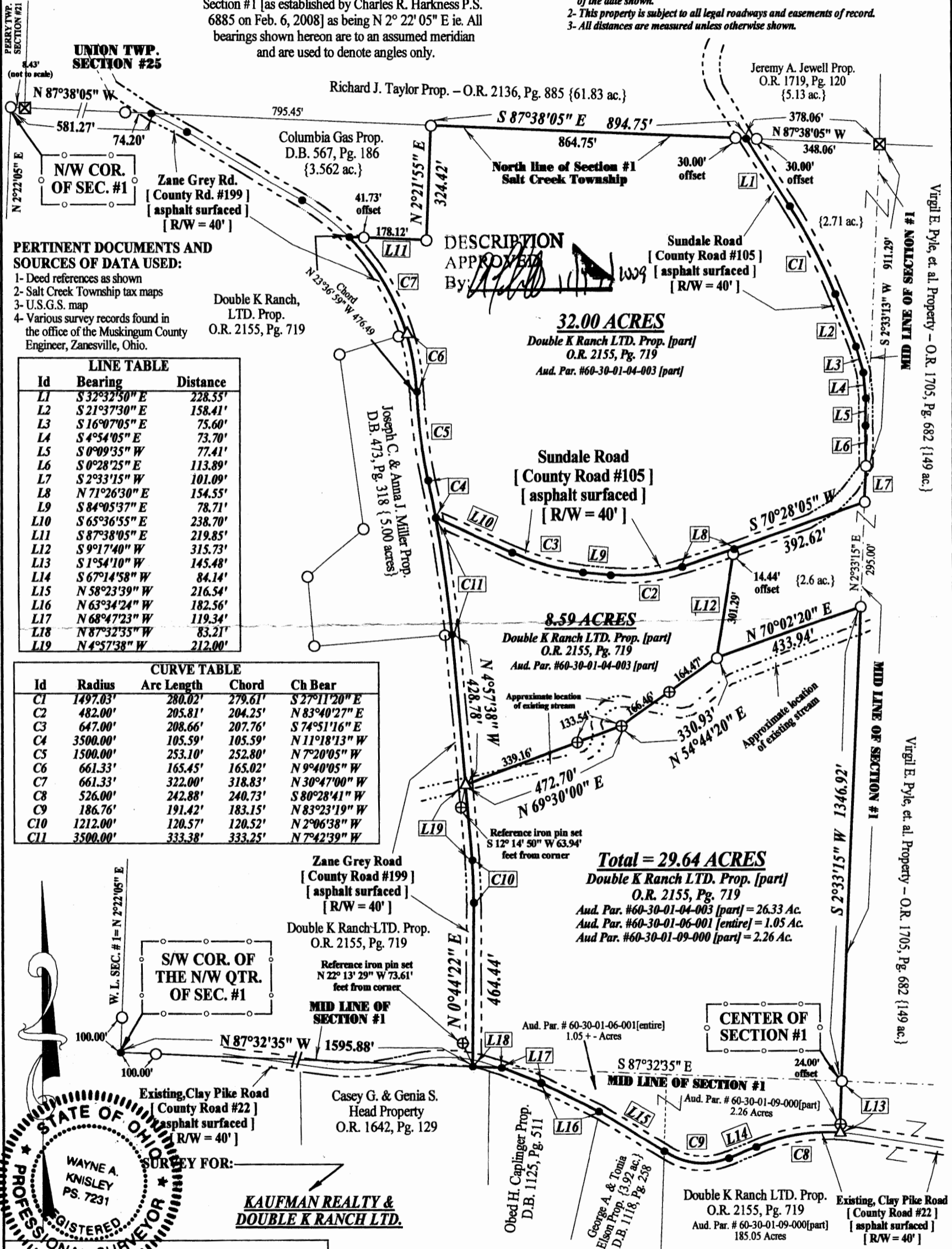
BEING A PART OF THE WEST HALF OF SECTION #1, TOWNSHIP 13 NORTH, RANGE 12 WEST, CONGRESS LANDS, SALT CREEK TOWNSHIP, MUSKINGUM COUNTY, OHIO. ALSO BEING A PART OF THE DOUBLE K RANCH LTD. PROPERTY OF OFFICIAL RECORD BOOK 2155, PAGE 719 OF THE MUSKINGUM COUNTY RECORDER. BEING A PART OF AUDITOR'S PARCEL #60-30-01-04-003, ALL OF AUDITOR'S PARCEL #60-30-01-06-001 AND A PART OF AUDITOR'S PARCEL #60-30-01-09-000.

BASIS OF BEARINGS

All bearings shown hereon are based on the West line of Section #1 [as established by Charles R. Harkness P.S. 6885 on Feb. 6, 2008] as being N 2° 22' 05" E i.e. All bearings shown hereon are to an assumed meridian and are used to denote angles only.

NOTES:

- 1- This plat is a derivative of a field survey made by A & E Surveying as of the date shown.
- 2- This property is subject to all legal roadways and easements of record.
- 3- All distances are measured unless otherwise shown.



PERTINENT DOCUMENTS AND SOURCES OF DATA USED:

- 1- Deed references as shown
- 2- Salt Creek Township tax maps
- 3- U.S.G.S. map
- 4- Various survey records found in the office of the Muskingum County Engineer, Zanesville, Ohio.

Double K Ranch, LTD. Prop. O.R. 2155, Pg. 719

LINE TABLE		
Id	Bearing	Distance
L1	S 32° 32' 50" E	228.55'
L2	S 21° 37' 30" E	158.41'
L3	S 16° 07' 05" E	75.60'
L4	S 4° 54' 05" E	73.70'
L5	S 0° 09' 35" W	77.41'
L6	S 0° 28' 25" E	113.89'
L7	S 2° 33' 15" W	101.09'
L8	N 71° 26' 30" E	154.55'
L9	S 84° 05' 37" E	78.71'
L10	S 65° 36' 55" E	238.70'
L11	S 87° 38' 05" E	219.85'
L12	S 9° 17' 40" W	315.73'
L13	S 1° 54' 10" W	145.48'
L14	S 67° 14' 58" W	84.14'
L15	N 58° 23' 39" W	216.54'
L16	N 63° 34' 24" W	182.56'
L17	N 68° 47' 23" W	119.34'
L18	N 87° 32' 35" W	83.21'
L19	N 4° 57' 38" W	212.00'

CURVE TABLE				
Id	Radius	Arc Length	Chord	Ch Bear
C1	1497.03'	280.02'	279.61'	S 27° 11' 20" E
C2	482.00'	205.81'	204.25'	N 83° 40' 27" E
C3	647.00'	208.66'	207.76'	S 74° 51' 16" E
C4	3500.00'	105.59'	105.59'	N 11° 18' 13" W
C5	1500.00'	253.10'	252.80'	N 7° 20' 05" W
C6	661.33'	165.45'	165.02'	N 9° 40' 05" W
C7	661.33'	322.00'	318.83'	N 30° 47' 00" W
C8	526.00'	242.88'	240.73'	S 80° 28' 41" W
C9	186.76'	191.42'	183.15'	N 83° 23' 19" W
C10	1212.00'	120.57'	120.52'	N 2° 06' 38" W
C11	3500.00'	333.38'	333.25'	N 7° 42' 39" W

STATE OF OHIO
WAYNE A. KNISLEY
P.S. 7231
REGISTERED PROFESSIONAL SURVEYOR

SURVEY FOR:
KAUFMAN REALTY & DOUBLE K RANCH LTD.

DATE: OCTOBER 28, 2009

LEGEND

⊕	IRON PIN SET = 5/8" x 30" STEEL ROD WITH PLASTIC ID. CAP MARKED KNISLEY 7231
○	EXISTING IRON PIN
△	MAG NAIL SET
⊠	EXISTING CORNER STONE
●	POINT { nothing set }

JOB #K200951P2

GRAPHIC SCALE
1 INCH = 300 FEET