

Re-Survey of Part of Lot 17, and Part of Lot 24, that was erroneously left out of the farm lands from a transfer by Robert H. Cochran to Robert C. Cochran, (DR104-175) and every deed in the chain of title to the present owners, Hudson Family Farms of Dresden LLC(OR 2647-792, and OR 3267-717)

Situated in the State of Ohio, County of Muskingum, Township of Cass, Quarter Township 1, and being part of Lot 17, and part of Lot 24, of a Subdivision of Lands Owned by George W. Adams, Plat Book 2, Page 6, Township 3, Range 8, United States Military Lands, and being presently owned by Robert H. Cochran,(deceased), by title deed, but possessed by Hudson Family Farms of Dresden LLC, and being more particularly described as follows:

Beginning for reference at a point at the northwest corner of Lot 24, of Lands Owned by George W. Adams, (Pl. Bk. 2, Pg. 6), Quarter Township 1, Township 3, Range 8, United States Military Lands;

Thence along the common line of Lot 16, and 17, North 01 degrees 16 minutes 34 seconds East, 1109.83 feet to a point on the south line of Raiders Road, (Co. Rd. 616);

Thence along the south line of said road, South 88 degrees 44 minutes 13 seconds East, 147.62 feet to a point on the west line of the former canal lands, presently owned by Hudson Family Farms of Dresden LLC, (OR 2647-792, Tract Two);

Thence along the west lines of the former canal lands the following thirteen courses:

- 1.) South 02 degrees 45 minutes 29 seconds West, 233.47 feet to a point;
- 2.) South 02 degrees 11 minutes 14 seconds West, 200.02 feet to a point;
- 3.) South 03 degrees 02 minutes 44 seconds West, 200.00 feet to a point;
- 4.) South 02 degrees 11 minutes 14 seconds West, 200.02 feet to a point;
- 5.) South 03 degrees 37 minutes 14 seconds West, 400.02 feet to a point;
- 6.) South 02 degrees 05 minutes 59 seconds West, 400.05 feet to a point;
- 7.) South 02 degrees 59 minutes 14 seconds West, 400.00 feet to a point;
- 8.) South 06 degrees 29 minutes 14 seconds West, 182.05 feet to a point;
- 9.) South 03 degrees 02 minutes 44 seconds West, 116.34 feet to a point;
- 10.) South 06 degrees 55 minutes 44 seconds West, 141.47 feet to a point;
- 11.) South 15 degrees 59 minutes 44 seconds West, 102.62 feet to a point;
- 12.) South 04 degrees 22 minutes 14 seconds West, 130.03 feet to a point;
- 13.) South 65 degrees 58 minutes 44 seconds West, 30.79 feet to a point on the west line of Lot 24;

Thence along the lot line, North 01 degrees 16 minutes 34 seconds East, 1603.56 feet to the principal place of beginning, containing 6.67 acres, more or less, being 3.42 acres in Lot 17, and being part of Auditor's Parcel Number 10-08-71-10-000, (+- 3.42 acres), and being 3.08 acres in Lot 24, (see railroad exception below), and being part of Auditor's Parcel Number 10-08-71-10-000 (+- 2.49 acres), and part of Auditor's Parcel Number 10-08-71-10-002, (+- 0.59 Acres), excepting the lands presently owned by the Ohio Rail Development Commission,(OR 2397-658), and those being more particularly described as follows:

Beginning for reference at a point at the northwest corner of Lot 24, of Lands Owned by George W. Adams, (Pl. Bk. 2, Pg. 6), Quarter Township 1, Township 3, Range 8, United States Military Lands;

Thence along the lot line of Lot 24, and Lot 25, South 01 degrees 16 minutes 34 seconds West, 1272.45 feet to a point and the principal place of beginning;

Thence along the north right of way of said railroad, North 76 degrees 08 minutes 03 seconds East, 74.22 feet to a point;

Thence across said railroad, with the east line of the former canal lands, the following two courses:

1.) South 06 degrees 55 minutes 44 seconds West, 108.78 feet to a point;

2.) South 15 degrees 59 minutes 44 West, 9.09 feet to a point on the south right of way of said railroad;

Thence along the south line of said railroad, South 76 degrees 08 minutes 59 seconds West, 60.73 feet to a point on the west line of Lot 24;

Thence along the west line of Lot 24, North 01 degrees 16 minutes 34 seconds East, 113.50 feet to the principal place of beginning, containing 0.17 acre, more or less, and thereby leaving a total of +/- 3.08 acres in Lot 24, and being part of Auditor's Parcel Numbers 10-08-71-10-000, (+/- 2.49 Acres), and part of Auditors Parcel Number 10-08-71-10-002, (+/- 0.59 Acres)

Subject to all legal recorded easements and right of ways.

Iron pins set are 5\8 inch rebars, 30 inches long, with plastic identification caps.

Bearings are based on the Ohio State Plane Coordinate System, NAD 83(2011), South Zone, Grid North, as per GPS observations.

This description is written based on a field survey completed on December, 16, 2025 by Jack D. Newcome, Reg. No. 7321.

**OFFICE COPY**

**NOT RECORDABLE**



4-17-25

Date

**DESCRIPTION**

**APPROVED**

By: D.M. Barnhard

5-13-2025

C/L Raiders Road  
(Co. Rd. 616)

Raiders Rd. R/W

Canal Prop. Line

Raiders Rd. R/W

**SITUATED IN:**

State of Ohio, County of Muskingum, Township of Cass, Quarter Township 1, being part of Lots 17 and 24 of Subdivision of Lands Owned by George W. Adams Plat Book 2, Page 6, Township 3 Range 8, United States Military Lands

**BASIS OF BEARINGS**

Bearings are based on the Ohio State Plane Coordinate System, NAD 83(2011), South Zone, Grid North, as per GPS observations

Hudson Family Farms of Dresden, LLC, OR 2647-792

P.O.B. and NW Cor. of Lot 24 of Lands Owned by George W. Adams Plat Book 2, Page 6, Quarter Township 1, T-3 R-8, U.S.M.L.

DESCRIPTION  
APPROVED  
By: *J.D. Newcome*  
5-13-2025

Abandoned Railroad

Hudson Family Farms of Dresden, LLC, OR 2647-792 Tract Two

Part of: 10-08-71-10-000  
+- 5.91 Acres

Lot 16  
Lot 25

±6.67 Acres  
Total

Lot 17  
Lot 24

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| EX1  | N 76°08'03" E | 74.22'   |
| EX2  | S 06°55'44" W | 108.78'  |
| EX3  | S 15°59'44" W | 9.09'    |
| EX4  | S 76°08'59" W | 60.73'   |
| EX5  | N 01°16'34" E | 113.50'  |

**Exception Detail:**

NW Cor Lot 24

±0.17 Acres

Hudson Family Farms of Dresden, LLC, OR 3267-717

Note: Previous Property Split 12-12-97

Hudson Family Farms of Dresden, LLC, OR 2647-792

Part of: 10-08-71-10-002  
+- 0.59 Acres

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 88°44'13" E | 147.62'  |
| L2   | S 06°29'14" W | 182.05'  |
| L3   | S 03°02'44" W | 116.34'  |
| L4   | S 06°55'44" W | 141.47'  |
| L5   | S 15°59'44" W | 102.62'  |
| L6   | S 04°22'14" W | 130.03'  |
| L7   | S 65°58'44" W | 30.79'   |

Hudson Family Farms of Dresden, LLC, OR 2647-792 Tract Two

See Detail:

Ohio Rail Development Commission OR 2397-658

Hudson Family Farms of Dresden, LLC, OR 2647-792

R/W  
Railroad C/L



0 250 500



Graphic Scale in feet: 1" = 200'

OFFICE COPY

NOT RECORDABLE

Reg. Surveyor No. 7321

Newcome Surveying Company  
6515 Ballard Road  
Nashport, Ohio 43830  
740-452-5796