

DESCRIPTION OF A 25.020 ACRE TRACT OF LAND  
OWNED BY JAY B. ZELLAR  
NEWTON TOWNSHIP, MUSKINGUM COUNTY, OHIO

Situated in the Southeast Quarter of Section 13, Township 15, Range 14, Congress Lands East of the Scioto River, Newton Township, County of Muskingum, State of Ohio, and being 25.020 acres of land comprised of the entirety of that 25 acre tract of land known as Second Parcel, owned by Jay B. Zellar, of record in Deed Volume 508, Page 506, and identified as Auditors Parcel # 47-47-52-13-23 (all references to records being on file in the Office of the Recorder, Muskingum County, Ohio), said 25.020 acre tract being further described as follows:

The Point of Reference being a stone found with a cut -x- at the southeast corner of said Section 13, being the southeasterly corner of a 41.35 acre tract of land owned by Goss Realty Corporation, of record in Deed Volume 1044, Page 219, and marking the line between said Range 14 (Newton Township), and Range 13 (Brush Creek Township), said Point of Reference being further referenced by a solid iron bar found at the northeasterly corner of said Southeast Quarter of Section 13, which bears North 03°24'05" East, at a distance of 2684.30 feet, Thence from said Point of Reference, North 03°24'05" East, along said Range line, being the easterly line of said 41.35 acre tract, a westerly line of a 161.76 acre tract of land owned by National Gas and Oil Corporation, known as Parcel One, and of record in Deed Volume 1046, Page 499, a distance of 1020.61 feet to an iron pin found at the True Place of Beginning of the herein described 25.020 acre tract, and being the northeasterly corner of said 41.35 acre tract, the southeasterly corner of said 25.020 acre tract, in the westerly line of said 161.76 acre tract;

Thence the following five courses along the northerly perimeter of said 41.35 acre tract, the southerly perimeter of said herein described 25.020 acre tract, South 81°18'51" West, a distance of 777.71 feet to an iron pin found;

Thence North 02°55'47" East, a distance of 181.49 feet to an iron pin found;

Thence South 78°57'43" West, a distance of 224.41 feet to an iron pin found;

Thence North 08°02'53" West, a distance of 345.61 feet to an iron pin set;

Thence North 87°02'52" West, a distance of 576.72 feet to a solid iron bar found in the centerline of a Township Road no longer maintained, at the southeasterly corner of a 34.64 acre tract of land known as First parcel, owned by Ace Mining Company, of record in Deed Volume 592, Page 175, passing an iron pin found on line, at a distance of 567.72 feet;

Thence North 02°57'07" East, along the centerline of said Township Road, being the easterly line of said 34.64 acre tract, a distance of 439.45 feet to an iron pin set, and being the southwesterly corner of a 35 acre tract of land owned by Raymond Lee Tipton, of record in Deed Volume 1723, Page 361;

Thence South 87°02'53" East, along the southerly line of said 35 acre tract, a distance of 1628.09 feet to an iron pin set at the southeasterly corner of said 35 acre tract, being in the easterly line of said Range 14, being the westerly line of an 80 acre tract of land owned by said Jay B. Zellar, known as First Parcel, of record in said Deed Volume 508, Page 506;

Thence South 03°24'05" West, along said Range line, being the westerly line of said 80 acre tract, passing a solid iron bar found at a distance of ~~563.76~~ <sup>555.76</sup> feet at the southwesterly corner of said 80 acre tract, and along the westerly line of said 161.76 acre tract, a total distance of 749.10 feet to said True Place of Beginning, and containing 25.020 acres of land.

For the purpose of this exhibit, a bearing of North 03°24'05" East was used on the easterly line of that 25 acre tract known as Second Parcel, owned by Jay B. Zellar, of record in Deed Volume 508, Page 506, on file in the Office of the Recorder, Muskingum County, Ohio.

Said bearing being determined by GPS observations, and based upon the Ohio South Zone State Plane Coordinate System, North American Datum of 1983, from monumentation and published values as provided by National Geodetic Survey.



PRECISION SURVEYING SERVICES, LLC

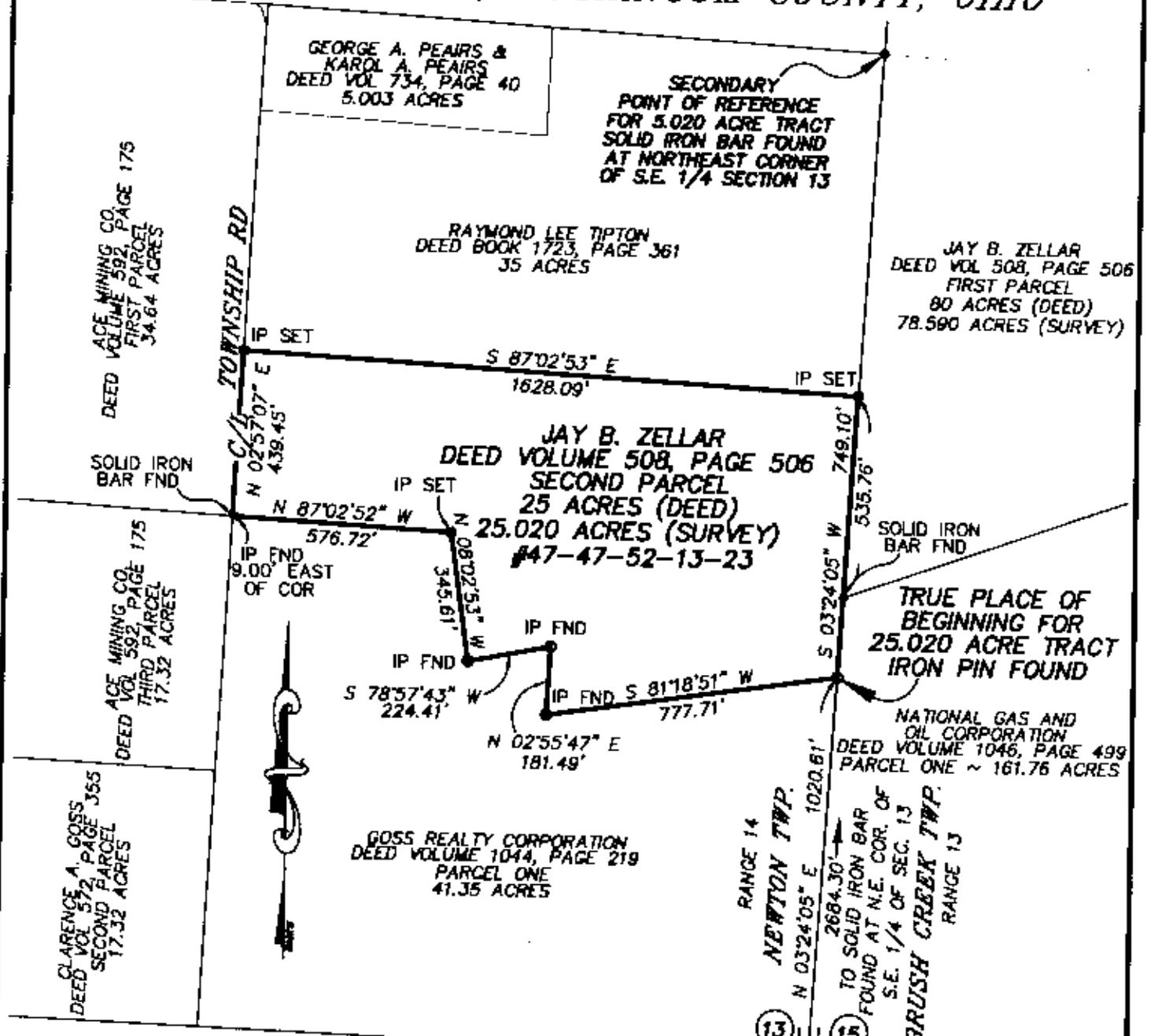
Professional Surveyors

**OFFICE COPY**  
**NOT RECORDABLE**

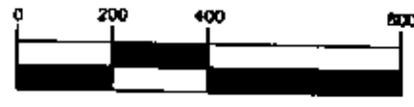
7-13-2003

John W. Evers

EXHIBIT OF 25.020 ACRES  
SITUATE IN THE SOUTHEAST QUARTER OF SECTION 13,  
TOWNSHIP 15, RANGE 14  
CONGRESS LANDS EAST OF THE SCIOTO RIVER  
NEWTON TOWNSHIP, MUSKINGUM COUNTY, OHIO



GRAPHIC SCALE



( IN FEET )  
1 inch = 400 ft

POINT OF REFERENCE FOR 5.020 ACRE TRACT STONE FOUND WITH CUT -X- AT SOUTHEAST CORNER SECTION 13

- = IRON PIN FOUND
- = 30" IRON PIN SET WITH CAP

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PRECISION SURVEYING SERVICES, LLC  
CONSULTING SURVEYORS

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JOHN W. EVERS 7-13-2003

DESCRIPTION APPROVED FOR SALES AND TRANSFER

BY [Signature] 7-17-2003



PREPARED BY  
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CONSULTING SURVEYORS  
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DRAWN BY: J.W.E.	CHECKED BY: R.W.M.	ORDER No.	AREA No.	SHEET
SCALE: 1"=400'	DATE: JULY '03		MUSK	1 OF 1