

DEED DESCRIPTION
0.768 ACRE { or 33,465.94 sq. ft. }
MARGARET S. BOLE PROPERTY [entire]
AUDITOR'S PARCEL #47-56-01-36-000 [entire]

BEING A PART OF THE NORTHWEST QUARTER OF SECTION #19, TOWNSHIP 15 NORTH, RANGE 14 WEST, NEWTON TOWNSHIP, MUSKINGUM COUNTY, OHIO [ALSO BEING A RESURVEY OF THE MARGARET S. BOLE PROPERTY OF DEED BOOK 783, PAGE 345 OF THE MUSKINGUM COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE IN THE CENTER OF, ASPHALT SURFACED, OLD TOWN ROAD [A.K.A. COUNTY ROAD #652] MARKING THE SOUTHEAST CORNER OF A CERTAIN 12.27 ACRE TRACT OF THE PROPERTY OF THE DANNY L. WARD, Jr. and PATRICIA L. WARD OF OFFICIAL RECORD BOOK 2094, PAGE 374 { SAID RAILROAD SPIKE BEARS N 13° 11' 10" E 668.74 FEET { a calculated Bearing and Distance } FROM THE SOUTHWEST CORNER OF NORTHWEST QUARTER OF SECTION #19;

THENCE, FROM SAID "**PLACE OF BEGINNING**", LEAVING "OLD TOWN ROAD", N 46° 13' 26" E 221.61 FEET, IN THE AFORESAID "WARD", SOUTHERLY, BOUNDARY, TO AN EXISTING IRON PIN { 1" INCH DIAMETER, SOLID STEEL ROD, FLUSH WITH THE GROUND SURFACE, WITH NO IDENTIFICATION } IN THE NORTHWEST CORNER OF THE PROPERTY OF JAMES F. WELLER OF OFFICIAL RECORD BOOK 2265, PAGE 701 , PASSING AN EXISTING IRON PIN { 1" INCH DIAMETER, SOLID STEEL ROD, FLUSH WITH THE GROUND SURFACE, WITH NO IDENTIFICATION } AT 36.31 FEET;

THENCE, LEAVING SAID "WARD" PROPERTY S 30° 34' 34" E 324.65 FEET, IN THE BOUNDARY OF SAID "JAMES F. WELLER", TO A POINT IN AFORESAID "OLD TOWN ROAD", PASSING AN IRON PIN SET AT 274.65 FEET;

THENCE, THE FOLLOWING TWO [2] COURSES ARE IN THE EXISTING PAVEMENT OF "OLD TOWN ROAD" AND ARE, RESPECTIVELY, IN THE AFORESAID "WELLER" BOUNDARY AND IN THE BOUNDARY OF STEPHEN J. and KATHERINE M. MOORE OF OFFICIAL RECORD BOOK 1091, PAGE 223:

COURSE #1 = N 66° 42' 43" W 246.21 FEET TO A POINT;

COURSE #2 = N 73° 45' 16" W 103.12 FEET TO A "RAILROAD SPIKE SET" AND THE "**PLACE OF BEGINNING**" OF THIS "0.768 ACRE" PARCEL.

THE PARCEL AS DESCRIBED CONTAINS **0.768 ACRE or 33,465.94 sq. ft.**, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE WEST LINE OF SECTION #19 AS BEING N 2° 41' 49" W AS ESTABLISHED BY A SURVEY BY STEPHEN M. BOWMAN {P.S. #7135} ON MARCH 15, 2007 ie. ALL BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

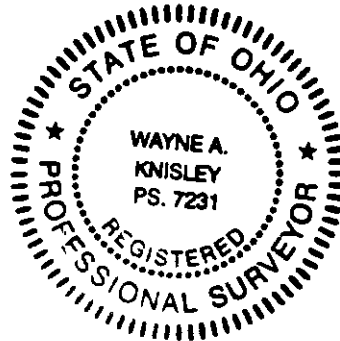
ALL IRON PINS SET ARE 5/8 INCH BY 30 INCH STEEL ROD WITH PLASTIC IDENTIFICATION CAPS MARKED KNISLEY 7231.

THE ABOVE DESCRIBED "0.768 ACRE PARCEL" IS BASED ON A FIELD SURVEY MADE BY A & E SURVEYING ON JULY 21, 2011. SEE THE PLAT ATTACHED.

A & E SURVEYING
P. O. BOX 420
SANDUSKY, OHIO 43783
PHONE: (419) 743-2701 FAX: 743-2498
**OFFICE COPY
NOT RECORDABLE**
Wayne A. Knisley
WAYNE A. KNISLEY
OHIO P. S. # 7231
DATE: JULY 21, 2011

DESCRIPTION
APPROVED

By: *AK* 7/27/11



PLAT OF SURVEY

BEING A PART OF THE NORTHWEST QUARTER OF SECTION #19, TOWNSHIP 15 NORTH, RANGE 14 WEST, NEWTON TOWNSHIP, MUSKINGUM COUNTY, OHIO. ALSO BEING THE MARGARET S. BOLE PROPERTY OF DEED BOOK 783, PAGE 345 OF THE MUSKINGUM COUNTY RECORDER. ALSO BEING ALL OF AUDITOR'S PARCEL #47-56-01-36-000.

PERTINENT DOCUMENTS AND SOURCES OF DATA USED:

- 1- DEED REFERENCES AS SHOWN
- 2- NEWTON TOWNSHIP TAX MAPS
- 3- U.S.G.S. MAPS
- 4- VARIOUS SURVEY RECORDS FOUND IN THE OFFICE OF THE MUSKINGUM COUNTY ENGINEER, ZANESVILLE, OHIO.

BASIS OF BEARINGS

ALL BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION #19 AS BEING N 2° 41' 49" W AS ESTABLISHED BY A STEPHEN M. BOWMAN (P.S. #7135) SURVEY ON 3-15-2007. ALL BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

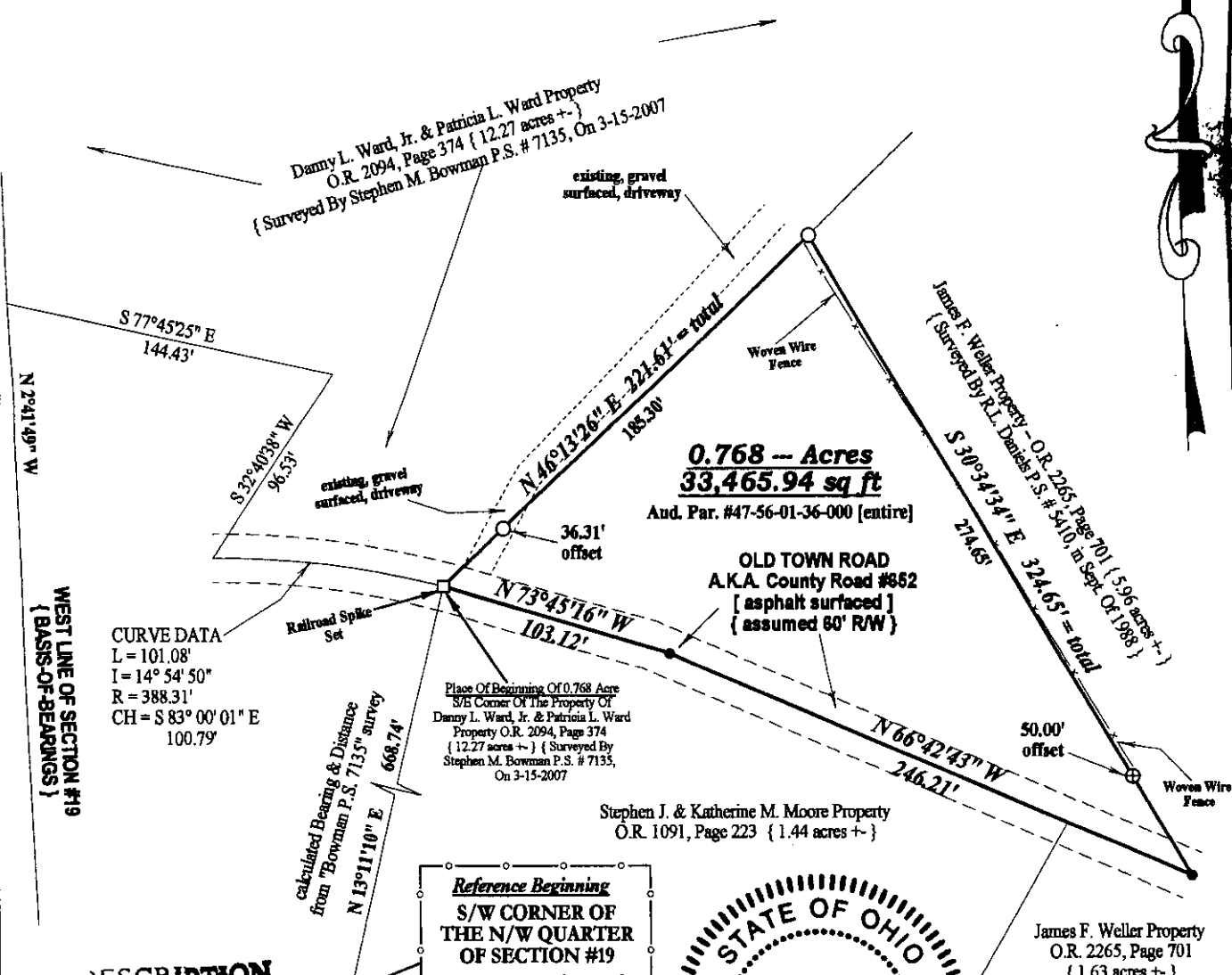
NOTES:

- 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.

SURVEY FOR: _____

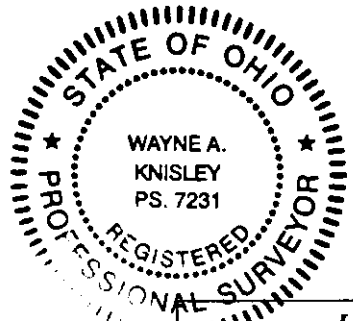
COMMODORE BANK

JOB # C201147P1



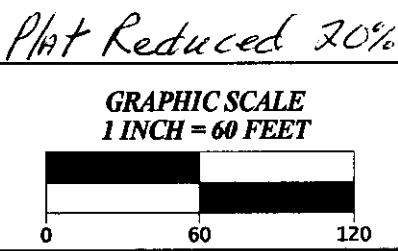
CURVE DATA
 L = 101.08'
 I = 14° 54' 50"
 R = 388.31'
 CH = S 83° 00' 01" E
 100.79'

Reference Beginning
 S/W CORNER OF
 THE N/W QUARTER
 OF SECTION #19



DESCRIPTION
 APPROVED
 By: *[Signature]* 7/23/11

A & E SURVEYING
 P.O. BOX 420
 COMMERSET, OHIO 43783
 (614) 743-2201 (614) 743-2498
NOT RECORDABLE
 WAYNE A. KNISLEY
 OHIO P.S. # 7231
 DATE: JULY 21, 2011



LEGEND

- RAILROAD SPIKE SET
- ⊕ IRON PIN SET = 5/8" x 30" STEEL ROD WITH PLASTIC ID. CAP MARKED KNISLEY 7231
- EXISTING IRON PIN
- POINT { nothing set }
- x—x— EXISTING FENCE Not on P/L