

DEED DESCRIPTION

60.298 ACRES

DONALD J. and ROSEMARY UFFNER PROPERTY
AUDITOR'S PARCEL # 47-47-72-35-11-000 [entire]
AUDITOR'S PARCEL # 47-47-72-35-10-000 [part]
AUDITOR'S PARCEL # 47-47-72-35-05-000 [entire]

BEING A PART OF SECTION #35, TOWNSHIP 17 NORTH, RANGE 15 WEST, NEWTON TOWNSHIP, MUSKINGUM COUNTY, OHIO [ALSO BEING THE PROPERTY OF DONALD J. and ROSEMARY UFFNER OF DEED BOOK 1117, PAGE 393 OF THE MUSKINGUM COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN [3/4 INCH, INSIDE DIAMETER, STEEL PIPE, IN GOOD CONDITION, WITH ID. CAP MARKED "VANCE" # 6553] MARKING THE CENTER OF SECTION #35 AND MARKING THE SOUTHEAST CORNER OF THE WADE CAYTON PROPERTY OF DEED BOOK 1049, PAGE 81;

THENCE N 1° 40' 23" W 660.65 FEET, IN THE MID LINE OF SECTION #35 {north & south} AND IN THE EAST LINE OF SAID "CAYTON" PROPERTY AND IN THE EAST LINE OF THE GLENN E. COOPER, JR. PROPERTY OF OFFICIAL RECORD BOOK 1661, PAGE 420, TO AN EXISTING IRON PIN, PASSING AN EXISTING IRON PIN [THE SOUTHEAST CORNER OF SAID "COOPER" PROPERTY] AT 636.65 FEET;

THENCE, LEAVING THE MID LINE OF SECTION #35 {north & south} AND SAID "COOPER" PROPERTY, N 89° 43' 19" E 30.00 FEET, IN THE SOUTH BOUNDARY OF THE SCOTT J. FOUNTAIN, et. al. PROPERTY OF DEED BOOK 1134, PAGE 914, TO A POINT MARKING THE NORTHWEST CORNER OF THE JAMES D. and BARBARA J. HILL PROPERTY OF DEED BOOK 1145, PAGE 135, PASSING AN EXISTING IRON PIN AT 24.50 FEET;

THENCE, LEAVING SAID "FOUNTAIN" PROPERTY, S 1° 39' 49" E 515.03 FEET TO AN EXISTING IRON PIN MARKING THE SOUTHWEST CORNER OF SAID "HILL" PROPERTY,

THENCE N 89° 43' 06" E 431.40 FEET TO AN EXISTING IRON PIN MARKING THE SOUTHEAST CORNER OF SAID "HILL" PROPERTY;

THENCE, LEAVING SAID "HILL" PROPERTY, S 1° 40' 23" E 134.98 FEET, IN THE WEST BOUNDARY OF THE MARTINE SMITH PROPERTY OF DEED BOOK 809, PAGE 349, TO AN IRON PIN SET IN THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION #35 AND IN THE SOUTHWEST CORNER OF SAID "SMITH" PROPERTY;

THENCE N 88° 23' 47" E 856.40 FEET, IN THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION #35 AND IN SAID "SMITH" BOUNDARY, TO AN EXISTING CORNER STONE;

THENCE, LEAVING THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION #35, S 1° 58' 14" E 1324.08 FEET, IN SAID "SMITH" BOUNDARY, TO AN EXISTING CORNER STONE IN THE NORTH BOUNDARY OF THE ALLEN A. and DORALEA METZGER OF DEED BOOK 997, PAGE 14;

THENCE, LEAVING SAID "SMITH" PROPERTY, S 88° 15' 32" W 1984.92 FEET, IN THE NORTH BOUNDARY OF SAID "METZGER" PROPERTY, TO AN IRON PIN SET IN THE EASTERLY BOUNDARY OF THE MARTIN L. DUNLAP PROPERTY OF OFFICIAL RECORD BOOK 2137, PAGE 826, PASSING AN IRON PIN SET IN THE MID LINE {north & south} OF SECTION #35 AT 1323.28 FEET;

THENCE, LEAVING SAID "METZGER" PROPERTY, N 1° 35' 25" W 1137.43 FEET, IN THE AFORESAID "DUNLAP" BOUNDARY, TO AN EXISTING IRON PIN;

THENCE, LEAVING SAID "DUNLAP" PROPERTY, N 86° 08' 00" E 433.89 FEET TO AN EXISTING IRON PIN;

THENCE N 3° 11' 00" E 173.99 FEET TO AN EXISTING IRON PIN IN THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 35 AND IN THE AFORESAID "CAYTON", SOUTH, BOUNDARY, PASSING THROUGH THE SOUTH LINE OF A, 50.00 FEET WIDE, INGRESS and EGRESS EASEMENT, AT 123.80 FEET;

N 88° 09' 36" E 210.52 FEET, IN THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION #35 AND IN THE SOUTH BOUNDARY OF THE AFORESAID "CAYTON" PROPERTY, TO AN "EXISTING IRON PIN" AND THE "PLACE OF BEGINNING" OF THIS 60.298 ACRES PARCEL, PASSING AN EXISTING IRON PIN AT 180.52 FEET.

THE PARCEL AS DESCRIBED CONTAINS 60.298 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS OF RECORD. IN THE ABOVE DESCRIBED PARCEL, THERE ARE 1.84 ACRE IN THE NORTHEAST QUARTER OF SECTION # 35, 40.184 ACRES IN THE SOUTHEAST QUARTER OF SECTION # 35 AND 18.274 ACRES IN THE SOUTHWEST QUARTER OF SECTION # 35.

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION #35 AS BEING N 88° 09' 36" E i.e. ALL BEARINGS DESCRIBED HEREIN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

THE ABOVE DESCRIPTION IS BASED ON A FIELD SURVEY MADE BY A & E SURVEYING ON SEPTEMBER 21, 2009. SEE THE PLAT ATTACHED.

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

THIS "60.298 ACRE PARCEL" IS SUBJECT TO A CERTAIN, 50.00 FEET WIDE, INGRESS and EGRESS EASEMENT AS DELINEATED IN DEED BOOK 1160, PAGE 628 OF THE MUSKINGUM COUNTY RECORDER. THE ABOVE DESCRIBED "INGRESS AND EGRESS EASEMENT" IS ALSO SUBJECT TO AN [50.00 FEET BY 30.00 FEET] EXTENSION TO THE EAST SIDE OF SAID EXISTING "EASEMENT" AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EASEMENT DESCRIPTION

[FOR INGRESS AND EGRESS]

DONALD J. and ROSEMARY UFFNER PROPERTY [part]

AUDITOR'S PARCEL # 47-47-72-35-11-000 [part]

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION #35, TOWNSHIP 17 NORTH, RANGE 15 WEST, NEWTON TOWNSHIP, MUSKINGUM COUNTY, OHIO [ALSO BEING A PART OF THE PROPERTY OF DONALD J. and ROSEMARY UFFNER OF [SECOND PARCEL, PART] DEED BOOK 1117, PAGE 393 OF THE MUSKINGUM COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN [¾ INCH STEEL PIPE, IN GOOD CONDITION, WITH ID. CAP MARKED "VANCE" # 6553] MARKING THE CENTER

OF SECTION #35 AND MARKING THE SOUTHEAST CORNER OF THE WADE CAYTON PROPERTY OF DEED BOOK 1049, PAGE 81;

COURSE # 1

THENCE, LEAVING SAID "CAYTON" BOUNDARY, N 88° 23' 47" E 30.00 FEET, IN THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION # 35, TO A POINT

COURSE # 2

THENCE, LEAVING SAID "QUARTER SECTION LINE", S 1° 43' 26" E 50.00 FEET TO A POINT;

COURSE # 3

THENCE S 88° 23' 47" W 30.00 FEET TO A POINT IN THE EAST BOUNDARY OF THE "PREVIOUSLY DELINEATED EASEMENT" OF "DEED BOOK 1160, PAGE 625";

COURSE # 4

THENCE, WITH THE EAST LINE OF THE "PREVIOUSLY DELINEATED EASEMENT", N 1° 43' 26" W 50.00 FEET TO AN "EXISTING IRON PIN" AND "THE PLACE OF BEGINNING" OF THIS "EASEMENT".

THE ABOVE DESCRIBED EASEMENT IS TO BE USED FOR INGRESS AND EGRESS PURPOSES ONLY. FEE TITLE TO SAID "EASEMENT" WILL REMAIN WITH THE GRANTOR OF SAID "INGRESS AND EGRESS EASEMENT".

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION #35 AS BEING N 88° 09' 36" E i.e. ALL BEARINGS DESCRIBED HEREIN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

THE ABOVE "EASEMENT" DESCRIPTION IS BASED ON A FIELD SURVEY MADE BY A & E SURVEYING ON SEPTEMBER 21, 2009. SEE THE PLAT ATTACHED.

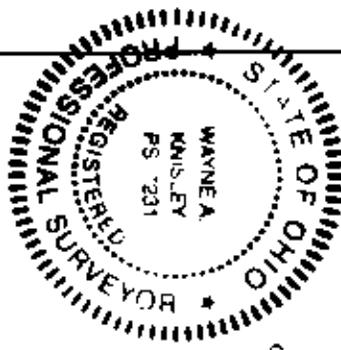
DESCRIPTION

APPROVED

By: *[Signature]*

A & E SURVEYING
P.O. BOX 420
WETSET, OHIO 43783
PHONE: (740) 73-2201 FAX: 743-2498
OFFICE COPY NOT RECORDABLE
Wayne A. Kinsley
WAYNE A. KINSLEY
OHIO REGISTERED SURVEYOR #7231
DATE: Sept. 21, 2009





- PERTINENT DOCUMENTS AND SOURCES OF DATA USED:**
1. DEED REFERENCES AS SHOWN HEREON
 2. NEWTON TOWNSHIP TAX MAPS
 3. U.S.G.S. MAP (Petaluma Quad)
 4. VARIOUS STREET RECORDS FOUND IN THE OFFICE OF THE MUSKINGUM COUNTY ENGINEER, ZANESVILLE, OHIO.

BASIS OF BEARINGS
ALL BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 63 AS BEING N 89° 09' 36" E. ALL BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

Approved For Transfer
Date 10/15/09
No On-Lot Sewage
Zanesville - Muskingum Co.
Health Department

A & E SURVEYING
P.O. BOX 420
SOMERSET OHIO 43783
Ph: 748-7600 Fax: 743-2400
NOT RECORDED
OHIO P.S.# 7231
DATE: SEPTEMBER 21, 2009

Martha L. Dunlap Property, O.R. Book 2137, Page 885 Parcel # 47-72-35-09-000 (34.99 acres)
An Existing 90 feet wide easement area for ingress & egress (adjoined to Deed Bl. 1164, Pg. 625)

James D. and Cheryl L. Longard Property, Deed Book 1160, Page 625 Parcel # 47-72-35-09-001 (5.01 acres)
Martha L. Dunlap Property, O.R. Book 2137, Page 885 Parcel # 47-72-35-09-000 (34.99 acres)
An Existing 90 feet wide easement area for ingress & egress (adjoined to Deed Bl. 1164, Pg. 625)

Wanda Clayton Property, Deed Book 1046, Page 81 Parcel # 47-72-35-06-002 (38.49 acres)
James D. and Barbara J. Hill Property, Deed Book 1154, Page 136 Parcel # 47-72-35-02-001 (5.1 acres)
Martha E. Smitka Property, Deed Book 879, Page 249 Parcel # 47-72-35-04-000 (33 acres)

Donald J. & Rosemary Uffner Property, Deed Book 1117, Page 393
Parcel # 47-72-35-11-000 (undeveloped)
Parcel # 47-72-35-11-000 (undeveloped)
Parcel # 47-72-35-11-000 (undeveloped)

Martha E. Smitka Property, Deed Book 879, Page 249 Parcel # 47-72-35-04-000 (33 acres)
See easement description, for ingress & egress, created by A & E Surveying, which extends the existing 90.00 foot wide, easement as delineated in Deed Book 1164, Page 625.

John L. Cooper, Jr. Prop. O.R. Book 1061, Pg. 421 Parcel # 47-72-35-06-001 (30.15 acres)
See Detail #1 and Note #1
Donald J. & Rosemary Uffner Property, Deed Book 1154, Page 914 Parcel # 47-72-35-02-000 (28.72 acres)

Parcel # 47-72-35-11-000 (undeveloped)
Parcel # 47-72-35-11-000 (undeveloped)
Parcel # 47-72-35-11-000 (undeveloped)

Line Table
L-1 = N 89° 23' 47" E 30.00 feet
L-2 = S 1° 43' 26" E 58.00 feet
L-3 = S 89° 23' 47" W 30.00 feet
L-4 = N 7° 43' 36" W 58.00 feet

60.298 Acres = Total
DONALD J. & ROSEMARY UFFNER PROPERTY
DEED BOOK 1117, PAGE 393
PARCEL # 47-72-35-11-000 (undeveloped)
PARCEL # 47-72-35-11-000 (undeveloped)
PARCEL # 47-72-35-11-000 (undeveloped)

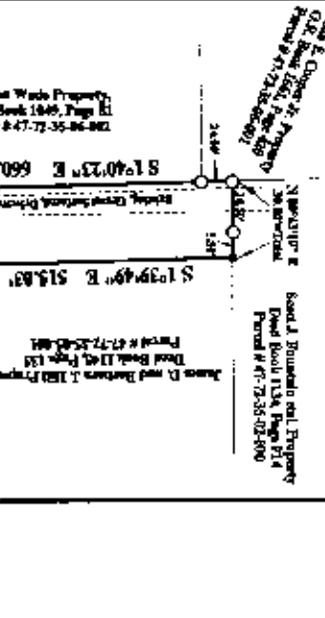
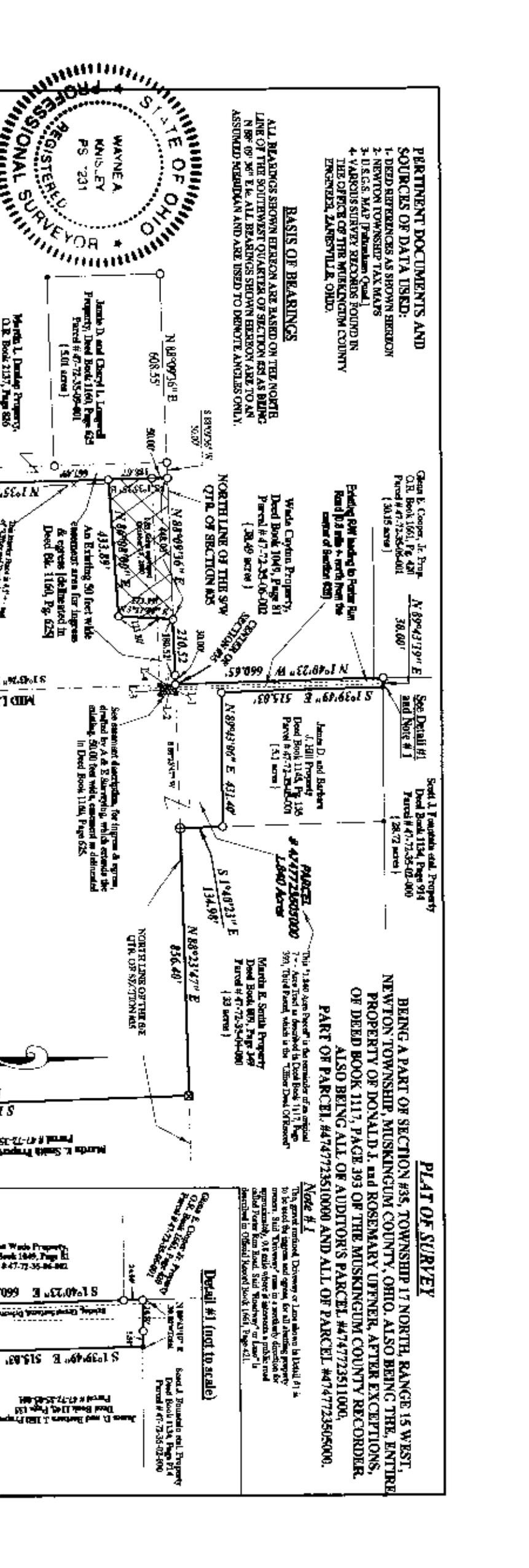
PLAT OF SURVEY
BEING A PART OF SECTION #34, TOWNSHIP 17 NORTH, RANGE 15 WEST, NEWTON TOWNSHIP, MUSKINGUM COUNTY, OHIO. ALSO BEING THE ENTIRE PROPERTY OF DONALD J. and ROSEMARY UFFNER, AFTER EXCEPTIONS, OF DEED BOOK 1117, PAGE 393 OF THE MUSKINGUM COUNTY RECORDER, ALSO BEING ALL OF AUDITOR'S PARCEL #4747723511000, PART OF PARCEL #4747723510000 AND ALL OF PARCEL #4747723505000.

NOTE # 1
This plat is a derivative of a field survey made by A & E Surveying, Inc. on 09/21/09. The property is subject to all easements of record. All distances are measured unless otherwise shown.

LEGEND
○ EXISTING IRON PIN
⊕ EXISTING CORNER STONE (Good Cond.)
⊕ PLASTIC ID. CAP MARKED KNISLEY 7231
● POINT (existing set)
— EXISTING, WOVEN WIRE, FENCE

GRAPHIC SCALE
1 INCH = 300 FEET
0 300 600

DESCRIPTION
135' 11" 11/16" 11/16" 11/16"



NOTES
1- This plat is a derivative of a field survey made by A & E Surveying, Inc. on 09/21/09.
2- This property is subject to all easements of record.
3- All distances are measured unless otherwise shown.