

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 GLENNE 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 E. 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]* 01/15/09

A & E SURVEYING

P.O. BOX 420

WYNDLETT, OHIO 43783

PHONE: (740) 733-2271 FAX: 743-2498

**OFFICE COPY
NOT RECORDED**

WAYNE A. KIMSLEY

OHIO REGISTERED SURVEYOR #7231

DATE: Sept. 21, 2009

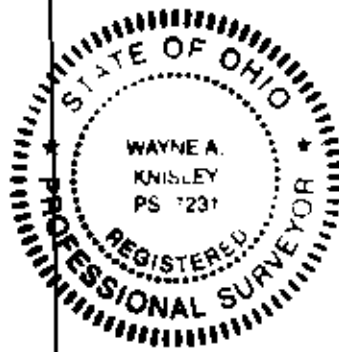


PERTINENT DOCUMENTS AND SOURCES OF DATA USED:

- 1- DEED REFERENCES AS SHOWN HEREON
- 2- NEWTON TOWNSHIP TAX MAPS
- 3- U.S.G.S. MAP (Fultonham Quad.)
- 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 NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION #35 AS BEING N 88° 09' 36" E. ALL BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.



Line Table

- L-1 = N 88° 23' 47" E 30.00 feet
- L-2 = S 1° 43' 26" E 50.00 feet
- L-3 = S 88° 23' 47" W 30.00 feet
- L-4 = N 1° 43' 26" W 50.00 feet

Approved For Transfer

No On-Lot Sewage

Date 11/5/09

DOB # U200776P2
Zanesville - Muskingum Co.
Health Department

A & E SURVEYING
P.O. BOX 420

SOMERSET OHIO 43783

Ph: (740) 743-7100 Fax: 743-7499

OFFICE COPY NOT RECORDBLE
DATE: SEPTEMBER 21, 2009

Glen E. Cooper, Jr. Prop
O.R. Book 1561, Pg. 420
Parcel # 47-72-35-06-001
(30.15 acres)

N 89° 43' 19" E
30.00'

See Detail #1
and Note # 1

Scott J. Fountain et al. Property
Deed Book 1134, Page 914
Parcel # 47-72-35-02-000
(28.72 acres)

Existing RW leading to Porter Run
Road (0.8 mile + north from the
center of Section #35)

Wade Clayton Property,
Deed Book 1049, Page 81
Parcel # 47-72-35-06-002
(38.49 acres)

JAMES O. and BARBARA
J. HUI PROPERTY
Deed Book 1145, Pg. 135
Parcel # 47-72-35-05-001
(5.1 acres)

PARCEL
4747723505000
1.840 Acres

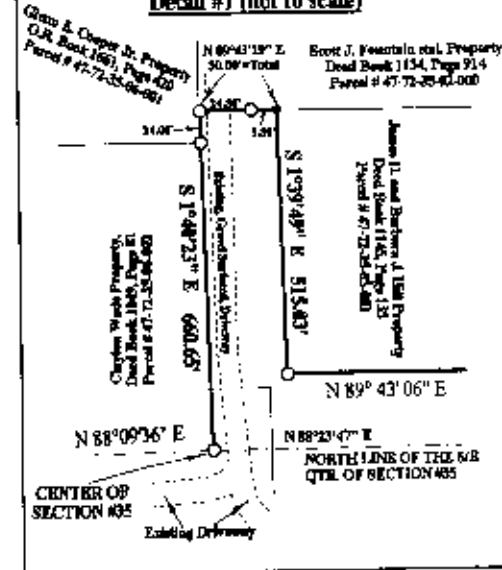
This "1.840 Acre Parcel" is the remainder of an original
7 + - Acre Tract as described in Deed Book 1117, Page
393, Third Parcel, which is the "Other [Deed Of Record]"

Martin E. Smith Property
Deed Book 908, Page 340
Parcel # 47-72-35-04-000
(33 acres)

Note # 1

This parcel (noted, Driveway or Lane shown in Detail #1) is
to be used for ingress and egress, for all abutting property
owners. Said "Driveway" runs in a northerly direction for
approximately 0.8 mile where it intersects a public road
called Porter Run Road (also "Roadway" or "Lane" as
described in Official Record Book 1561, Page 421).

Detail #1 (not to scale)



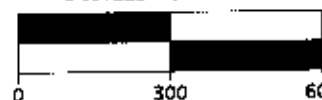
SURVEY FOR:

DONALD & ROSEMARY UFFNER

LEGEND

- ⊕ IRON PIN SET = 5/8" x 30" STEEL ROD WITH PLASTIC ID. CAP MARKED KNISLEY 7231
- EXISTING IRON PIN
- EXISTING CORNER STONE [Good Condt.]
- POINT (nothing set)
- — — EXISTING, WOVEN WIRE, FENCE

GRAPHIC SCALE
1 INCH = 300 FEET



DESCRIPTION

APPROVED
By: [Signature]

NOTES:

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

NORTH LINE OF THE S/W
QTR. OF SECTION #35

NORTH LINE OF THE S/E
QTR. OF SECTION #35

60.298 Acres = Total

DONALD J. & ROSEMARY UFFNER PROPERTY
DEED BOOK 1117, PAGE 393
PARCEL #4747723511000 (entire)
PARCEL #4747723510000 (part)
PARCEL #4747723505000 (entire)

PARCEL
4747723511000
40.184 Acres

PARCEL (part)
4747723510000
18.274 Acres

Juanie D. and Cheryl L. Langwell
Property, Deed Book 1160, Page 625
Parcel # 47-72-35-09-001
(5.01 acres)

Martin L. Dunsley Property,
O.R. Book 2137, Page 624
Parcel # 47-72-35-09-002
(34.99 acres)

Martin L. Dunsley Property,
O.R. Book 2137, Page 624
Parcel # 47-72-35-09-002
(34.99 acres)

Allen A. and Darlene Metzger Property
Deed Book 997, Page 14
Parcel # 47-72-35-14-000
(20 acres)

Allen A. and Darlene Metzger Property, Deed Book 997, Page 14
Parcel # 47-72-35-14-000 (20 acres)