

WARD & EMLER SURVEYING, INC.

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August 6, 2007

Description of a Parcel 1 – 50.259 Acre Tract
For
Dave Kaufman Realty

Situated in the Township of Newton, County of Muskingum and State of Ohio.

Being located in the southwest quarter of Section 24 and the northwest quarter of Section 25, T-15, R-14 of the Congress Lands East of the Scioto River and being part of an 11.319 acre tract (A.P.#47-96-25-03-001 / 10.460 acres by new survey) and all of a 39.785 acre tract (A.P.#47-96-25-05-000 / 1.985 acres by new survey & A.P.#47-52-24-09-000 / 37.814 acres by new survey) as conveyed to Ben Troyer (1/7 interest), Daniel Miller (2/7 interest), Jacob Miller (1/7 interest), Adam Yoder (1/7 interest), Roman Miller (1/7 interest) and Joe Miller (1/7 interest) by Official Record 2005 at Page 915 of the Muskingum County Deed Records, being more fully described as follows;

Commencing at a stone monument (found) at the center of Section 24 and at the northeast corner of a 15.04 acre tract as conveyed to Kenneth R. Abram (D.V.557 P.531);

Thence with the north line of the southwest quarter of Section 24, North 86 deg. 44 min. 36 sec. West, 2124.07 feet to a 5/8" iron pin (set) at the northeast corner of said 39.785 acre tract, the northwest corner of a 36.225 acre tract as conveyed to Ben Troyer (1/7 interest), Daniel Miller (2/7 interest), Jacob Miller (1/7 interest), Adam Yoder (1/7 interest), Roman Miller (1/7 interest) and Joe Miller (1/7 interest) by Official Record 2005 at Page 915, and at the TRUE PLACE OF BEGINNING of the tract herein to be described;

Thence from said beginning and with the westerly line of said 36.225 acre tract and the easterly line of said 39.785 acre tract, South 3 deg. 06 min. 35 sec. West, 3355.09 feet to a point on the southerly line of an 11.319 acre tract as conveyed to Ben Troyer (1/7 interest), Daniel Miller (2/7 interest), Jacob Miller (1/7 interest), Adam Yoder (1/7 interest), Roman Miller (1/7 interest) and Joe Miller (1/7 interest) by Official Record 2005 at Page 915 and in "Banghman Run Road" (C.R.#32), passing on line a 5/8" iron pin (set) at 3327.21 feet;

Thence with the southerly line of said 11.319 acre tract, through the lands of a residue 78.82 acre tract as conveyed to Larry J. & Nancy D. Shampel (Parcel 1 – O.R.1822 P.269) and with said road the following 5 courses and distances;

- 1) Thence with a curve to the right, Delta = 0 deg. 33 min. 16 sec., Radius = 5000.00 feet, Length = 48.38 feet, Chord Bearing and Distance = South 59 deg. 04 min. 43 sec. West, 48.38 feet to a point;
- 2) Thence South 59 deg. 21 min. 21 sec. West, 284.66 feet to a point;
- 3) Thence with a curve to the left, Delta = 7 deg. 02 min. 00 sec., Radius = 500.00 feet, Length = 61.38 feet, Chord Bearing and Distance = South 55 deg. 50 min. 22 sec. West, 61.34 feet to a point;
- 4) Thence with a curve to the right, Delta = 16 deg. 25 min. 12 sec., Radius = 630.00 feet, Length = 180.55 feet, Chord Bearing and Distance = South 60 deg. 31 min. 59 sec. West, 179.93 feet to a point;
- 5) Thence South 68 deg. 44 min. 36 sec. West, 154.20 feet to a point on the west line of Section 25 and at the northwest corner of a 6.75 acre tract as conveyed to Shane R. Head (O.R.1125 P.81);

Thence leaving said road and with the west line of said Section 25, North 3 deg. 16 min. 55 sec. East, 1060.47 feet to a 54" tree at the northwest corner of Section 25 and the southwest corner of Section 24, passing on line a 5/8" iron pin (set) at 20.14 feet;

Thence with the west line of said Section 24, North 3 deg. 06 min. 37 sec. East, 2679.08 feet to a stone monument (found) at the northwest corner of the southwest quarter of Section 24;

Thence with the north line of said southwest quarter section, South 86 deg. 44 min. 36 sec. East, 614.46 feet to the **TRUE PLACE OF BEGINNING** containing 50.259 Acres more or less but subject to all legal highways, right-of-ways, easements, leases and restrictions of record or otherwise legally established.

Bearings are oriented to the west line of a 2.287 acre tract (Tract 4 – O.R.2005 P.915) and iron pins indicated (set) are 5/8" x 30" iron rebars with an orange plastic cap stamped "EMLER 7760".

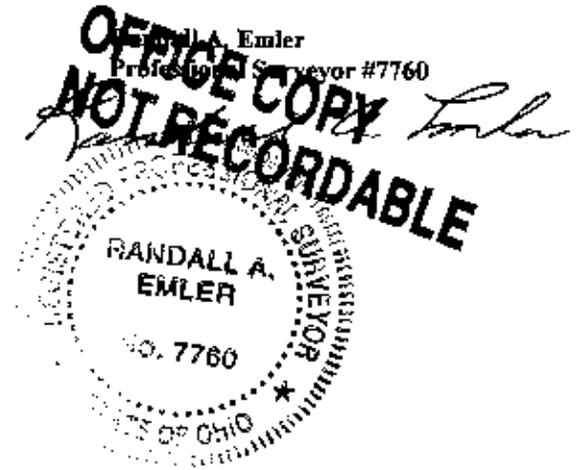
Survey and description by Randall A. Emler, Professional Surveyor #7760 in August, 2007.

APPROVED FOR CLOSURE

R.A. Emler 9/11/2007

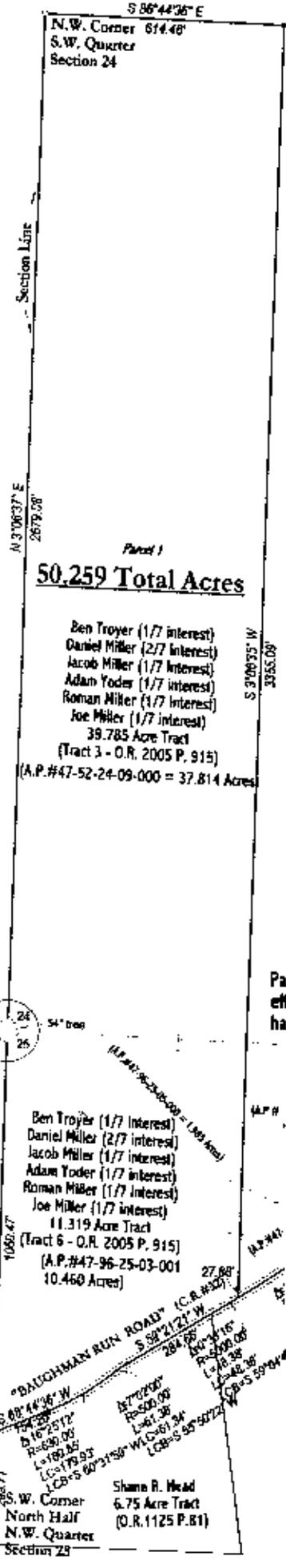
EXEMPT FROM
PLANNING COMMISSION

R.A. Emler 9/11/2007



This property is subject to all legal highways, right - of - ways, easements, leases and restrictions of record or otherwise legally established which may not be necessarily shown hereon.

N



N.W. Corner 614.48'
S.W. Quarter
Section 24

Parcel 1
50.259 Total Acres

Ben Troyer (1/7 interest)
Daniel Miller (2/7 interest)
Jacob Miller (1/7 interest)
Adam Yoder (1/7 interest)
Roman Miller (1/7 interest)
Joe Miller (1/7 interest)
39.785 Acre Tract
(Tract 3 - O.R. 2005 P. 915)
(A.P.#47-52-24-09-000 = 37.814 Acres)

Ben Troyer (1/7 interest)
Daniel Miller (2/7 interest)
Jacob Miller (1/7 interest)
Adam Yoder (1/7 interest)
Roman Miller (1/7 interest)
Joe Miller (1/7 interest)
11.319 Acre Tract
(Tract 6 - O.R. 2005 P. 915)
(A.P.#47-96-25-03-001
10.460 Acres)

Shame R. Head
6.75 Acre Tract
(O.R.1125 P.81)

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[Signature] 9/11/2007

EXEMPT FROM
PLANNING COMMISSION
[Signature] 9/11/2007

LEGEND

- Denotes 5/8" x 30" iron pin (set) "EMLER 7760"
- ✦ Denotes 5/8" iron pin (found) "EMLER 7760"
- ⊕ Denotes 3/4" iron pin / aluminum cap (found) "APS 7103"
- △ Denotes railroad spike (found)
- ⊞ Denotes stone monument (found)

Bearings are oriented to the west line of a 2.287 (Tract 4 - O.R. 2005 P. 915) and iron pins indicated (set) are 5/8" x 30" iron rebars with an orange plastic cap stamped "EMLER 7760"

Parcels 1 - 3 are located in Zone X as shown on Community Panel #390425 0175 C effective date of June 3, 1988 of the Flood Insurance Rate Maps and is not in a special flood hazard area as determined by graphic methods only.

Documents used:
Precision Surveying Services plats dated July, 2003
American Precision Surveying plat dated June 27, 2002
Deed Volumes and pages shown hereon



I, the undersigned do hereby state that this plat was prepared from a field survey performed by myself pursuant to Chapter 3073-01 of the Ohio Administrative Code.

**OFFICE COPY
NOT RECORDABLE**

Plat of Survey:	
DAVE KAUFMAN REALTY	
Location:	
S.W. Quarter of Section 24 & N.W. Quarter Section 25, T-15, R-14, Congress Lands East of the Scioto River Newton Township, Muskingum County, Ohio	
Scale:	1" = 400'
Date Surveyed:	August, 2007
	Revised map August 27, 2007
File ID:	DKJDM4
Prepared By WARD & EMLER SURVEYING, INC. 113 Third Street S.E. New Philadelphia, Ohio 44663 Phone: (330) 364-5866 Fax: (330) 364-1107 E-mail: wesurvey@roadrunner.com	

7760