

Samuel C. Ward, P.S.  
Randall A. Emler, P.S.

**WARD & EMLER SURVEYING, INC.**

*Professional Land Surveyors*  
113 Third Street SE  
New Philadelphia OH 44663-2512  
(330) 364-5866 (voice)  
(330) 364-1107 (fax)  
E-mail: wardemler@surveyorsohio.com

Robert F. Rogal, P.S.  
R. Aaron Wells, P.S.

October 20, 2010

**TRACT 6**  
**Description of a 23.845 Acre Tract**  
**For**  
**Dave Kaufman Realty**  
**(Alan Miller Property)**

Situated in the Township of Salt Creek, the County of Muskingum, the State of Ohio.

Being located in Lots 1 and 2 of the Salt Creek Reserve as set forth in Misc. Book 6, Page 12 which is a division of Section 13, Township 13, Range 12 and being part of a 59.97 acre tract A.P.# 60-60-13-02-000 heretofore conveyed to Stone Lick Farms, LLC an Ohio Limited Liability Company, Charter / Registration No. 1447880 by Official Record 2295 at Page 256 of the Muskingum County Official Records and with the tract to be conveyed being more fully described as follows:

Commencing at a 5/8" iron pin (found) at the northwest corner of Lot 2;

Thence with the west line of Lot 2 **South 2 deg. 15 min. 19 sec. West, 1248.09 feet** to a point on the north line of a 1 acre tract heretofore conveyed to Terry E. Stillion (D.V. 1144, Pg. 219) and in Claysville Road – S.R. #313, passing on line a 5/8" iron pin capped "C.R. Harkness, PLS #6885" (found) at **1216.82 feet**;

Thence with the north line of said 1 acre tract and with said road **North 78 deg. 52 min. 39 sec. East, 111.14 feet** to the northeast corner of said tract and the northwest corner of a 2.838 acre tract heretofore conveyed to Jeffrey P. Starr (O.R. 1718, Pg. 707 and O.R. 1940, Pg. 690);

Thence with the north line of said 2.838 acre tract and continuing with said road **North 71 deg. 34 min. 47 sec. East, 491.42 feet** to the northeast corner of said tract being also the **TRUE PLACE OF BEGINNING** of the tract herein to be described;

Thence from said beginning continuing with said road and through the bounds of the aforesaid parent tract the following three (3) courses and distances;

- (1) **North 59 deg. 30 min. 19 sec. East, 121.90 feet** to a point;
- (2) Thence **North 46 deg. 16 min. 05 sec. East, 160.00 feet** to a point;
- (3) Thence **North 44 deg. 09 min. 54 sec. East, 318.51 feet** to a point;

Thence leaving said road and continuing through the bounds of the aforesaid parent tract **South 43 deg. 11 min. 20 sec. East, 601.13 feet** to a 5/8" iron pin capped "EMLER 7760" (set) on a bound of a 79.896 acre tract heretofore conveyed to Wade H. and Janet I. Herron (D.V. 1127, Pg. 203) and passing on line a 5/8" iron pin capped "EMLER 7760" (set) at **50.00 feet**;

Thence with said bound **South 22 deg. 37 min. 33 sec. West, 259.96 feet** to a 5/8" iron pin capped "C.R. Harkness, PLS #6885" (found) on the west line of Lot 1 and the east line of Lot 2;

Thence with said line and continuing with the bounds of said tract **South 2 deg. 21 min. 20 sec. West, 314.30 feet** 5/8" iron pin capped "C.R. Harkness, PLS #6885" (found);

Thence leaving said line and continuing with the bounds of said tract **South 24 deg. 37 min. 07 sec. West, 756.05 feet** to the northeast corner of a 1 acre tract heretofore conveyed to William P. and Dorothy L. Starr (D.V. 527, Pg. 633);

Thence with the north line of said tract **North 87 deg. 41 min. 52 sec. West, 468.46 feet** to a point on the east line of the residue of a 19 acre tract heretofore conveyed to Century National Bank (O.R. 2292, Pg. 745) and passing on line a 5/8" iron pin capped "C.R. Harkness, PLS #6885" (found) at **465.53 feet**;

Thence with the east line of said tract **North 1 deg. 54 min. 31 sec. East, 1001.69 feet** to a 1" O.D. iron pipe (found) at the southeast corner of the aforesaid 2.838 acre tract;

Thence with the east line of said 2.838 acre tract **North 1 deg. 54 min. 31 sec. East, 258.85 feet** to the **TRUE PLACE OF BEGINNING**, containing 23.845 acres, more or less, passing on line a 1" O.D. iron pipe (found) at **235.35 feet**, but subject to all legal highways, rights-of-way, easements, leases and restrictions of record or otherwise legally established.

The above described tract consists of 0.344 of an acre in Lot 1 and 23.501 acres in Lot 2.

*Furthermore excepting from the above described tract an easement for the purpose of ingress and egress to be used in common with the adjoining tract to the northeast, their heirs and assigns, being more fully described as follows:*

Commencing at a 5/8" iron pin (found) at the northwest corner of said Lot 2;

Thence with the west line of Lot 2 **South 2 deg. 15 min. 19 sec. West, 475.43 feet** to a 5/8" iron pin capped "EMLER 7760" (set);

Thence leaving said line and through the bounds of the aforesaid parent tract the following two (2) courses and distances;

- (1) **South 88 deg. 14 min. 17 sec. East, 829.29 feet** to a 5/8" iron pin capped "EMLER 7760" (set) and passing on line a 5/8" iron pin capped "EMLER 7760" (set) at **342.44 feet**;
- (2) Thence **South 43 deg. 11 min. 20 sec. East, 231.66 feet** to the north most corner of the above described tract, in Claysville Road – S.R. #313, being also the **TRUE PLACE OF BEGINNING** of the easement herein to be described and passing on line a 5/8" iron pin capped "EMLER 7760" (set) at **181.66 feet**;

Thence from said beginning with a bound of the above described tract **South 43 deg. 11 min. 20 sec. East, 50.00 feet** to a 5/8" iron pin capped "EMLER 7760" (set);

Thence leaving said bound and through the bounds of the above described tract the following two (2) courses and distances;

- (1) **South 46 deg. 48 min. 40 sec. West, 25.00 feet** to a point;
- (2) Thence **North 43 deg. 11 min. 20 sec. West, 48.84 feet** to a point on a bound of the above described tract and in the aforesaid road;

Thence with said bound and with said road **North 44 deg. 09 min. 54 sec. East, 25.03 feet** to the **TRUE PLACE OF BEGINNING**, containing 0.028 of an acre, more or less, but subject to all legal highways, rights-of-way, easements, leases and restrictions of record or otherwise legally established.

*Furthermore conveying an easement for the purpose of ingress and egress to be used in common with the adjoining tract to the northeast, their heirs and assigns, being more fully described as follows:*

Commencing at a 5/8" iron pin (found) at the northwest corner of said Lot 2;

Thence with the west line of Lot 2 **South 2 deg. 15 min. 19 sec. West, 475.43 feet** to a 5/8" iron pin capped "EMLER 7760" (set);

Thence leaving said line and through the bounds of the aforesaid parent tract the following two (2) courses and distances;

- (1) **South 88 deg. 14 min. 17 sec. East, 829.29 feet** to a 5/8" iron pin capped "EMLER 7760" (set) and passing on line a 5/8" iron pin capped "EMLER 7760" (set) at **342.44 feet**;
- (2) Thence **South 43 deg. 11 min. 20 sec. East, 231.66 feet** to the north most corner of the above described tract, in Claysville Road – S.R. #313, being also the **TRUE PLACE OF BEGINNING** of the easement herein to be described and passing on line a 5/8" iron pin capped "EMLER 7760" (set) at **181.66 feet**;

Thence from said beginning through the bounds of the adjoining tract to the northeast and with said road **North 42 deg. 26 min. 29 sec. East, 25.07 feet** to a point;

Thence leaving said road and continuing through the bounds of said tract the following two (2) courses and distances;

- (1) Thence **South 43 deg. 11 min. 20 sec. East, 51.91 feet** to a point;
- (2) Thence **South 46 deg. 48 min. 40 sec. West, 25.00 feet** to a 5/8" iron pin capped "EMLER 7760" (set) on a bound of the above described tract;

Thence with said bound **North 43 deg. 11 min. 20 sec. West, 50.00 feet** to the **TRUE PLACE OF BEGINNING**, containing **0.029 of an acre**, more or less, but subject to all legal highways, rights-of-way, easements, leases and restrictions of record or otherwise legally established.

The above described tract consists of 0.344 of an acre in Lot 1, 23.501 acres in Lot 2 and **0.422 of an acre** within S.R.#313.

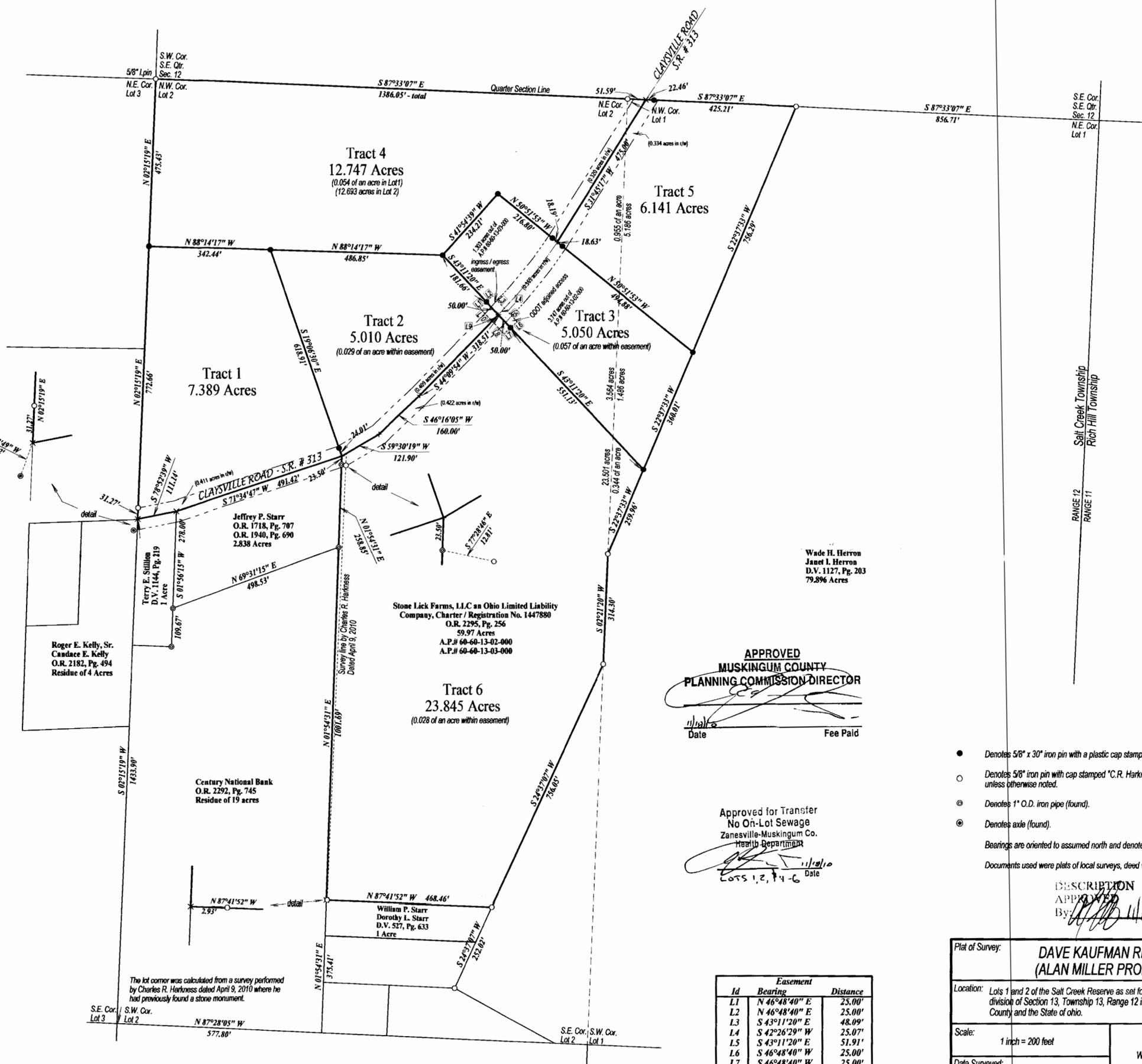
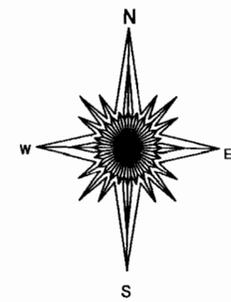
Bearings herein are oriented to assumed north and denotes angles only. All iron pins indicated (set) are 5/8" X 30" iron rebar's with an orange plastic cap stamped "EMLER 7760"

Survey and description by Randall A. Emler, Professional Surveyor #7760 in October 2010.

DESCRIPTION  
APPROVED  
By: *[Signature]* 11/17/2010

Randall A. Emler  
Professional Surveyor #7760  
*[Signature]*  
**OFFICE COPY  
NOT RECORDABLE**

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.



Notes:  
Tracts 1-6 are located in Zone X as shown on Community Panel No. 390425 01500 C of the Flood Insurance Rate Maps, effective date June 3, 1988 and is not in any special flood hazard area as determined by graphic methods only.

Tracts 1-6 consists of all of A.P.# 60-60-13-02-000 and 60-60-13-03-000 heretofore conveyed to Alan L. and Lois M. Miller (O.R. 2286, Pg. 919).



I, the undersigned, do hereby state that this plat was prepared from a field survey performed by myself pursuant to Chapter 4733-37 of the Ohio Administrative Code.  
 Randall A. Emler  
 Professional Surveyor #7760  
 October 22, 2010



APPROVED  
 MUSKINGUM COUNTY  
 PLANNING COMMISSION DIRECTOR  
 Date: 11/12/10  
 Fee Paid

Approved for Transfer  
 No On-Lot Sewage  
 Zanesville-Muskingum Co.  
 Health Department  
 Date: 11/12/10  
 Lots 1, 2, 4-6

Id	Bearing	Distance
L1	N 46°48'40" E	25.00'
L2	N 46°48'40" E	25.00'
L3	S 43°11'20" E	48.09'
L4	S 42°26'29" W	25.07'
L5	S 43°11'20" E	51.91'
L6	S 46°48'40" W	25.00'
L7	S 46°48'40" W	25.00'
L8	N 43°11'20" W	48.84'
L9	S 44°09'54" W	25.03'
L10	N 43°11'20" W	51.16'

- Denotes 5/8" x 30" iron pin with a plastic cap stamped "EMLER 7760" (set).
  - Denotes 5/8" iron pin with cap stamped "C.R. Harkness PLS #6885" (found) unless otherwise noted.
  - ⊙ Denotes 1" O.D. iron pipe (found).
  - ⊗ Denotes axle (found).
- Bearings are oriented to assumed north and denotes angles only.  
 Documents used were plats of local surveys, deed volumes and pages as shown hereon.

DESCRIPTION  
 APPR'D  
 By: [Signature] 11/12/10

Plat of Survey: **DAVE KAUFMAN REALTY (ALAN MILLER PROPERTY)**  
 Location: Lots 1 and 2 of the Salt Creek Reserve as set forth in Misc. Book 6, Page 12 which is a division of Section 13, Township 13, Range 12 in Salt Creek Township, Muskingum County and the State of Ohio.

Scale: 1 inch = 200 feet  
 Date Surveyed: October 2010  
 File ID: Dkalanmiller.PCS  
 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: wardemler@surveyorsohio.com