

SNR  
NIA



# The T&W Company

Engineering • Surveying  
Resource Development

1218 State Route 93 NE • New Lexington, Ohio 43764 • 740-342-5131 • FAX: 740-342-4832

## DEED DESCRIPTION

Limited Access C.R. 723  
Ray Thomas Lumbertown, Inc.

Parcel No. 4444-52-01-04 (PART)

Being a part of the Southwest Quarter of Section 21, Township 2 North, Range 8 West, Muskingum Township, Muskingum County, Ohio and being a part of the lands of Ray Thomas Lumbertown, Inc., Volume 739, Page 11 and being more particularly described as follows:

Beginning, for reference, at an iron pin found at the northeast corner of Lot 4, Sibley's Subdivision; thence North  $87^{\circ} 37' 38''$  West 1505.082 feet along the south line of Section 21 to a point and the principal place of beginning of the tract herein to be described; thence North  $87^{\circ} 37' 38''$  West 104.126 feet along the south line of Section 21 to a point, passing the proposed centerline of C.R. 723 at 52.063 feet; thence North  $13^{\circ} 48' 44''$  West 150.139 feet to a point; thence North  $13^{\circ} 52' 42''$  West 49.748 feet to a point; thence North  $13^{\circ} 22' 48''$  West 50.545 feet to a point; thence North  $12^{\circ} 37' 43''$  West 50.818 feet to a point; thence North  $11^{\circ} 30' 13''$  West 51.145 feet to a point; thence North  $10^{\circ} 00' 18''$  West 51.473 feet to a point; thence North  $08^{\circ} 07' 43''$  West 51.740 feet to a point; thence 409.212 feet on a curve to the right, having a radius of 1323.249 feet, a delta of  $17^{\circ} 43' 07''$  and a chord which bears North  $01^{\circ} 47' 33''$  East 407.584 feet to a point; thence North  $11^{\circ} 42' 50''$  East 51.746 feet to a point; thence North  $13^{\circ} 35' 26''$  East 51.473 feet to a point; thence North  $15^{\circ} 05' 21''$  East 51.145 feet to a point; thence North  $16^{\circ} 12' 51''$  East 50.819 feet to a point; thence North  $16^{\circ} 57' 56''$  East 50.491 feet to a point; thence North  $17^{\circ} 20' 20''$  East 50.184 feet to a point; thence North  $17^{\circ} 24' 07''$  East 1562.332 feet to a point, passing the proposed centerline of Thomas Lane (50' wide) at 624.150 feet; thence South  $87^{\circ} 14' 01''$

East 103.354 feet to a point, passing the proposed centerline of C.R. 723 at 51.677 feet; thence South 17° 24' 07" West 1588.391 feet to a point, passing the proposed centerline of Thomas Lane (50' wide) at 964.991 feet; thence South 17° 20' 20" West 49.803 feet to a point; thence South 16° 57' 56" West 49.509 feet to a point; thence South 16° 12' 51" West 49.181 feet to a point; thence South 15° 05' 21" West 48.855 feet to a point; thence South 13° 35' 26" West 48.527 feet to a point; thence South 11° 42' 50" West 48.254 feet to a point; thence 378.282 feet on a curve to the left having a radius of 1223.231 feet, a delta of 17° 43' 07" and a chord which bears South 01° 47' 33" West 376.777 feet to a point; thence South 08° 07' 43" East 48.249 feet to a point; thence South 10° 00' 18" East 48.527 feet to a point; thence South 11° 30' 13" East 48.855 feet to a point; thence South 12° 37' 43" East 49.180 feet to a point; thence South 13° 22' 48" East 49.455 feet to a point; thence South 13° 52' 42" East 49.371 feet to a point; thence South 13° 48' 44" East 179.221 feet to the place of beginning. The tract as surveyed contains 6.275 acres, more or less, subject to all highways and easements of record.

Also, including a temporary easement for construction purposes, said easement being a fifty (50) feet wide strip adjacent to and parallel to the above described property on both the east and west side.

Bearings in the above described easement are based on the south line of Section 21 bearing North 87° 37' 38" West.



**OFFICE COPY  
NOT RECORDABLE**

T. Chris Wilson  
Ohio Reg. Surveyor No. 6465

Date: March 4, 1998

DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER

BY: [Signature]

3-5-98

Situated in the State of Ohio, County of Muskingum, Township of Muskingum;

Being part of the Southwest Quarter, of Section #21, Township #2, Range #8, of the US Military District, **being part of** the Ray Thomas Lumbertown, Inc. property recorded in Deed Book Volume 739, Page 11 of said county's deed records, further being part of Muskingum County **Auditor's Parcel Number 44-52-01-04-000**, and more particularly described as follows;

Commencing at an iron pin (found) at common corner for the Southwest and Northwest Quarters of Section #21 and for the Southeast and Northeast Quarters of Section #22 of said Township and Range, being in the roadbed of Richvale Road (County Road #3); **THENCE South 87 degrees 36 minutes 15 seconds East 191.61 feet** along the common line for the Southwest and Northwest Quarters of Section #21 and within said Richvale Road to the unmarked place of beginning for the property herein intended to be described;

- #1 THENCE South 87 degrees 36 minutes 15 seconds East 1059.20 feet** continuing along said Quarter Section line and within said roadbed to an unmarked point in the centerline of North Pointe Drive (County Road #723), from which an iron pin (found) for reference bears South 54 degrees 06 minutes 45 seconds West 83.57 feet;
- #2- THENCE South 17 degrees 24 minutes 00 seconds West 1366.87 feet** into said Southwest Quarter, along the centerline of said North Point Drive, and through said Lumbertown property to an unmarked point;
- #3- THENCE North 87 degrees 36 minutes 15 seconds West 690.35 feet** leaving said North Pointe Drive and continuing through said Lumbertown property to an iron pin (set), passing an iron pin (set) on the West right of way for North Pointe Drive at 51.76 feet;
- #4- THENCE North 01 degrees 58 minutes 40 seconds East 1339.62 feet** continuing through said Lumbertown property to the place of beginning, passing an iron pin (set) at 1314.41 feet, **containing 28.90 acres**, of which approximately 2 acres are within the right of way of Richvale Road and North Pointe Drive.

The bearings within this description are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations. Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness P.L.S.6885).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 in accordance with Chapter 4733-37 of the Administrative Code, from an actual survey completed June 11, 2005, and is intended to be used for the legal transfer of the property described and does not intend to describe all or any easements of record, nor encroachments unless otherwise indicated.

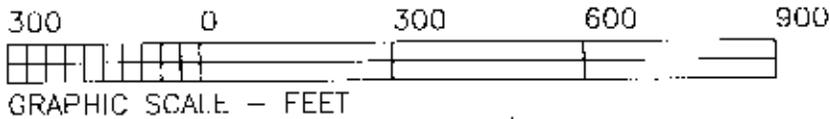
**OFFICE COPY**  
**NOT RECORDABLE**  
Charles R. Harkness P.L.S. #6885

APPROVED FOR CLOSURE

*CHS* 6-16-2005

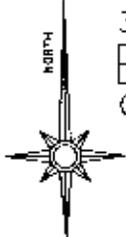
EXEMPT FROM  
PLANNING COMMISSION

*CHS* 6-29-2005

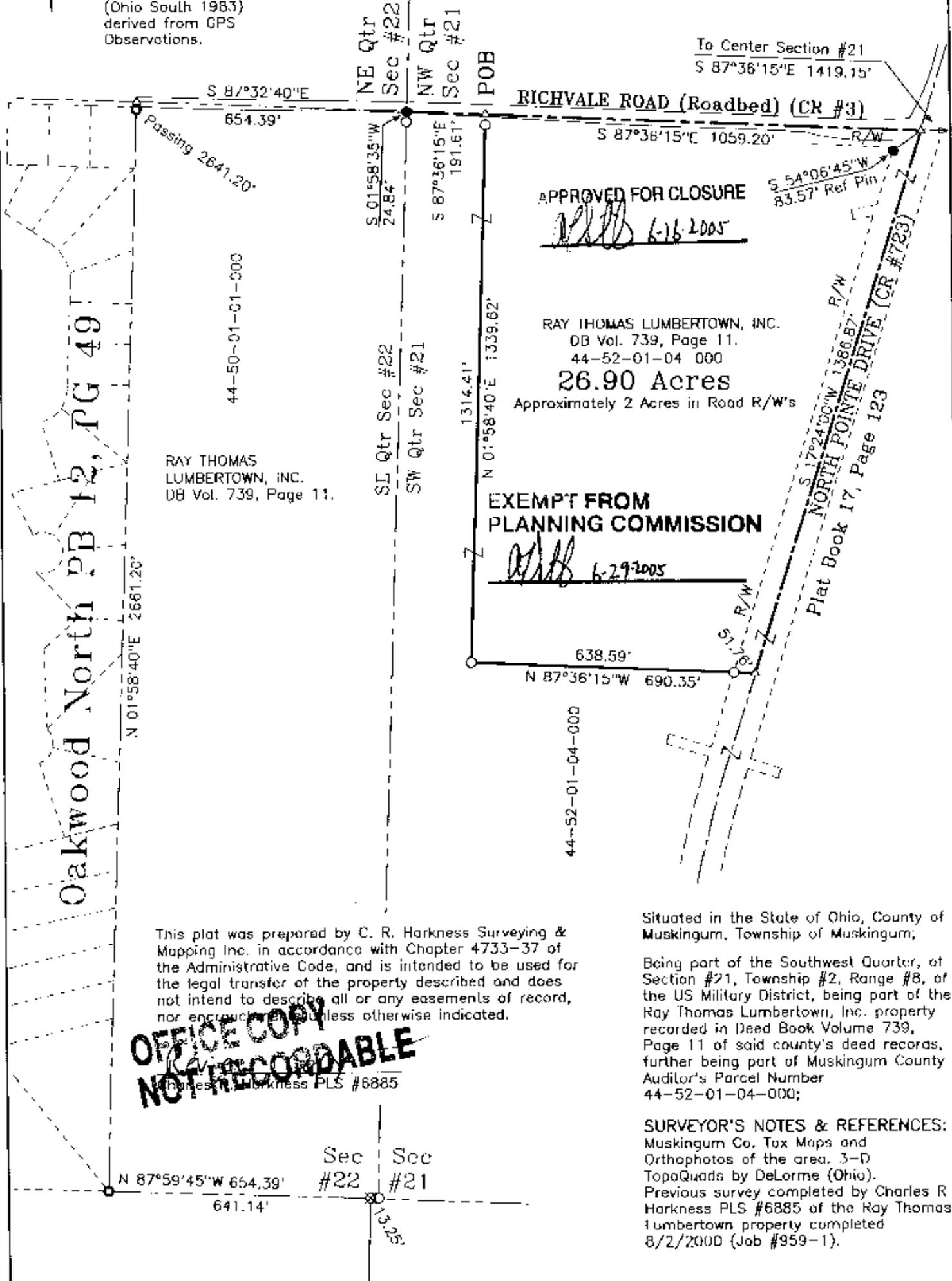


LEGEND

- PIN (SET) 5/8" NEBAR CAPPED (C.R. HARKNESS PLS#6885)
- PIN (FOUND)
- △ POINT (UNMARKED)
- PIPE (FOUND)



The bearings on this plat are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations.



RAY THOMAS LUMBERTOWN, INC.  
DB Vol. 739, Page 11.

This plat was prepared by C. R. Harkness Surveying & Mapping Inc. in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe all or any easements of record, nor encroachments, unless otherwise indicated.

**OFFICE COPY NOT RECORDEABLE**  
C.R. Harkness PLS #6885

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Being part of the Southwest Quarter, of Section #21, Township #2, Range #8, of the US Military District, being part of the Ray Thomas Lumbertown, Inc. property recorded in Deed Book Volume 739, Page 11 of said county's deed records, further being part of Muskingum County Auditor's Parcel Number 44-52-01-04-000;

**SURVEYOR'S NOTES & REFERENCES:**  
Muskingum Co. Tax Maps and Orthophotos of the area, 3-D TopoQuads by DeLorme (Ohio). Previous survey completed by Charles R Harkness PLS #6885 of the Ray Thomas Lumbertown property completed 8/2/2000 (Job #959-1).

SURVEY FOR: <b>Thomas Lumbertown</b>		<b>HARKNESS SURVEYING &amp; MAPPING, INC.</b> 8205 OLD TOWN ROAD ROSEVILLE, OHIO 43777 PHONE/FAX (740) 849-0122	
SURVEYED: 6/11/2005	DRAWN: 6/10/2005	JOB: #1401	DRAWING: PLAT #01
SEC: #21 & #22 TWP: #2 RANGE: #8 TWP: Muskingum COUNTY: Muskingum			