

DEED DESCRIPTION  
1.250 ACRES  
JAMES BROTHERS, Inc. PROPERTY [PART]  
PARCEL # 70-40-02-02-000 [PART]

BEING A PART OF THE THIRD QUARTER, TOWNSHIP 1 NORTH, RANGE 7 WEST, UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO [ ALSO BEING A PART OF THE PROPERTY OF JAMES BROTHERS, Inc. OF DEED BOOK 1512, PAGE 424 OF THE MUSKINGUM COUNTY RECORDER ] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING, FOR REFERENCE,** AT AN EXSISTING IRON PIN MARKING THE NORTHEAST CORNER OF LOT #1 OF THE RICHARD DICKSONS SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 200;

THENCE, FROM THE "REFERENCE BEGINNING", N 89° 31' 35" W 400.00 FEET, IN THE NORTH BOUNDARY OF SAID "RICHARD DICKSONS SUBDIVISION" AND THE SOUTH LINE OF JOHN STREET, TO AN IRON PIN SET AND THE PRINCIPAL PLACE OF BEGINNING OF THE PARCEL HEREIN TO BE DESCRIBED;

[ THE FOLLOWING 1.250 ACRE PARCEL TO BE DESCRIBED IS BOUNDED ON THE NORTH BY JOHN STREET, BOUNDED ON THE SOUTH AND THE WEST BY THE AFORESAID "JAMES BROTHERS, Inc." PROPERTY AND IS BOUNDED ON THE EAST BY THE PROPERTY OF SOUTHEASTERN OHIO BROADCASTING SYSTEM LLC, OF DEED BOOK 1602, PAGE 385 ALL OF THE MUSKINGUM COUNTY RECORDER ]

THENCE, FROM THE "PRINCIPAL PLACE OF BEGINNING", LEAVING THE NORTH LINE OF "RICHARD DICKSONS SUBDIVISION" AND THE SOUTH LINE OF JOHN STREET AND ALONG THE WEST BOUNDARY OF SAID "SOUTHEASTERN OHIO BROADCASTING SYSTEM LLC." PROPERTY, S 0° 53' 13" W 233.35 FEET TO AN IRON PIN SET;

THENCE, LEAVING THE WEST BOUNDARY OF SAID "SOUTHEASTERN OHIO BROADCASTING SYSTEM LLC.", N 89° 31' 35" W 233.35 FEET TO AN IRON PIN SET;

THENCE, N 0° 53' 13" E 233.35 FEET TO AN IRON PIN SET IN THE NORTH LINE OF "RICHARD DICKSONS SUBDIVISION" AND THE SOUTH LINE OF "JOHN STREET";

THENCE, S 89° 31' 35" E 233.35 FEET, ALONG THE NORTH LINE OF "RICHARD DICKSONS SUBDIVISION" AND THE SOUTH LINE OF "JOHN STREET" TO AN

"IRON PIN SET" AND "THE PRINCIPAL PLACE OF BEGINNING" OF THIS 1.250 ACRE PARCEL.

THE PARCEL AS DESCRIBED CONTAINS 1.250 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS OF RECORD.

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NORTH LINE OF "RICHARD DICKSONS SUBDIVISION" AS BEING S 89° 31' 35" E i.e. ALL BEARINGS DESCRIBED HEREIN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

**ACREAGE BREAKDOWN PER-LOT IN RICHARD DICKSONS SUBDIVISION:**  
LOT 2{part}= +/- 0.450 ACRE, LOT 3{part}= +/- 0.611 ACRE  
LOT 5{part}= +/- 0.109 ACRE, LOT 6{part}= +/- 0.080 ACRE

THE ABOVE DESCRIPTION IS BASED ON A FIELD SURVEY MADE BY A & E SURVEYING ON JANUARY 14, 2004. SEE THE PLAT ATTACHED.

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

THE RIGHT-OF-WAY WIDTH OF "JOHN STREET" IS 33.00 FEET.

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY K. Bunkey  
2-10-2004

A & E SURVEYING  
P.O. BOX 420  
SOMERSET, OHIO 43783  
PHONE: (740) 743-2201 FAX: 743-2660

W. WAYNE KNISLEY  
OHIO REGISTERED SURVEYOR #7231  
DATE: JANUARY 14, 2004

**OFFICE COPY  
NOT RECORDABLE**

**PLAT - OF - SURVEY**

BEING A PART OF THE 3rd QUARTER, TOWNSHIP 1 NORTH, RANGE 7 WEST, UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO. ALSO BEING A PART OF RICHARD DICKSONS SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 200. ALSO BEING A PART OF THE PROPERTY OF JAMES BROTHERS, Inc. AS RECORDED IN DEED BOOK 1512, PAGE 424 OF THE MUSKINGUM COUNTY RECORDER. AUDITORS PARCEL # 70-40-02-02-000 (part)

NORTHEAST CORNER OF LOT 1 OF THE RICHARD DICKSONS SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 200

**BASIS - OF - BEARINGS**

ALL BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF RICHARD DICKSONS SUBDIVISION AS BEING S 89° 31' 35" E  
ie. ALL BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

**PERTINENT DOCUMENTS AND SOURCES OF DATA USED:**

- 1 - DEED REFERENCES AS SHOWN
- 2 - WASHINGTON TOWNSHIP TAX MAP (70-40)
- 3 - PLAT BOOK 1, PAGE 200
- 4 - VARIOUS SURVEY RECORDS FOUND IN THE OFFICE OF THE MUSKINGUM COUNTY ENGINEER, ZANESVILLE, OHIO.

**ACREAGE BREAKDOWN PER-LOT**

- LOT 2 (part) = +/- 0.450 ACRE
- LOT 3 (part) = +/- 0.611 ACRE
- LOT 5 (part) = +/- 0.109 ACRE
- LOT 6 (part) = +/- 0.080 ACRE
- TOTAL = 1.250 ACRES

**NOTES:**

- 1 - THIS PROPERTY IS SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.
- 2 - THIS PLAT IS A DERIVATIVE OF A FIELD SURVEY MADE BY A & E SURVEYING AS OF THE DATE SHOWN.
- 3 - ALL DISTANCES ARE MEASURED UNLESS OTHERWISE SHOWN.

JOHN STREET {33' wide}

S 89°31'35" E 233.35'

JOHN STREET {33' wide}

N 89°31'35" W 600.00'

NORTH LINE OF RICHARD DICKSONS SUBDIVISION

LOT 3

1.250 Acres  
54450.81 sq ft

LOT 2

LOT 1

N 0°53'13" E 233.35'

N 89°31'35" W

233.35'

JAMES BROTHERS, Inc.  
DEED BOOK 1512, PAGE 424

LOT 5

+/- 8.26 Acres  
SOUTHEASTERN OHIO BROADCASTING SYSTEM LLC.  
DEED BOOK 1602, PAGE 385  
AUDITORS PARCEL # 70-40-02-01-000

S 0°53'13" W 600.00'

N 0°53'13" E 366.99'

LOT 6

LOT 7

JAMES BROTHERS, Inc.  
DEED BOOK 1512, PAGE 424

DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER  
BY *K. Buckley*  
2-10-2004

N 89°31'35" W

600.00'

5/8" REBAR

A & E SURVEYING  
P.O. BOX 420  
SOMERSET, OHIO 43783  
PH: (740) 743-2201 FAX: 743-2266

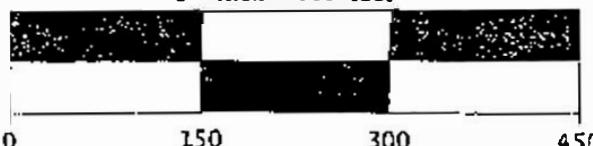
**OFFICE COPY NOT RECORDABLE**  
DATE: JANUARY 14, 2004

**LEGEND**

- ⊕ IRON PIN SET= 5/8" x 30" STEEL ROD WITH PLASTIC ID. CAP LABELED KNISLEY 7231
- IRON PIN FOUND
- POINT (nothing set)

**GRAPHIC SCALE**

1" inch = 150' feet



SURVEY FOR:

**KIM GLASS**

JOB # G200-403