

The T&W Company



Engineering • Surveying
Resource Development

1218 State Route 93 NE • New Lexington, Ohio 43764 • 614-342-5131 • FAX: 614-342-4832

DEED DESCRIPTION

James & Donahew

TRACT 1:

70-55-01-07
1860 EAST PIKE

Being a part of Quarter Township 3, Township 1 North, Range 7 West, Washington Township, Muskingum County, Ohio and being a part of the lands of Mutual Federal Savings Bank, Volume 1122, Page 165, Parcel No. 70-55-01-07-000, and being more particularly described as follows:

Beginning, for reference, at an iron pin found at the northeast corner of Lot 7 as shown in Wm. T. McBride's Addition, (Plat Book 1, Page 255); thence South $36^{\circ} 54' 01''$ East 23.312 feet to an iron pin found on the east line of Wm T. McBride's Addition and the principal place of beginning of the tract herein to be described; thence North $73^{\circ} 16' 27''$ East 320.050 feet to an iron pin set; thence North $13^{\circ} 46' 06''$ West 329.637 feet to a point in the centerline of S.R. 40, passing an iron pin found at 289.260 feet; thence 512.203 feet on a curve to the left having a radius of 1819.929 feet, a delta of $16^{\circ} 07' 31''$ and a chord which bears North $61^{\circ} 14' 09''$ East 510.515 feet to a point in the centerline of S.R. 40; thence South $02^{\circ} 02' 22''$ East 1105.784 feet to an iron pin found on the south line of Quarter Township 3, passing an iron pin found at 67.637 feet; thence North $89^{\circ} 07' 14''$ West 275.142 feet along the south line of Quarter Township 3 to an iron pin set, said iron pin set is referenced by an iron pin found which bears South $80^{\circ} 32' 49''$ East 1.019 feet; thence 426.928 feet on a curve to the right having a radius of 699.100 feet, a delta of $34^{\circ} 59' 22''$ and a chord which bears North $63^{\circ} 00' 37''$ West 420.325 feet to an iron pin found; thence North $14^{\circ} 30' 46''$ West 260.481 feet to the place of beginning. The tract as surveyed contains 11.519 acres, more or less, subject to all highways and easements of record.

TRACT 2:

70-55-02-12

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY

6-12-93

Being a part of Quarter Township 3, Township 1 North, Range 7 West, Washington Township, Muskingum County, Ohio and being a

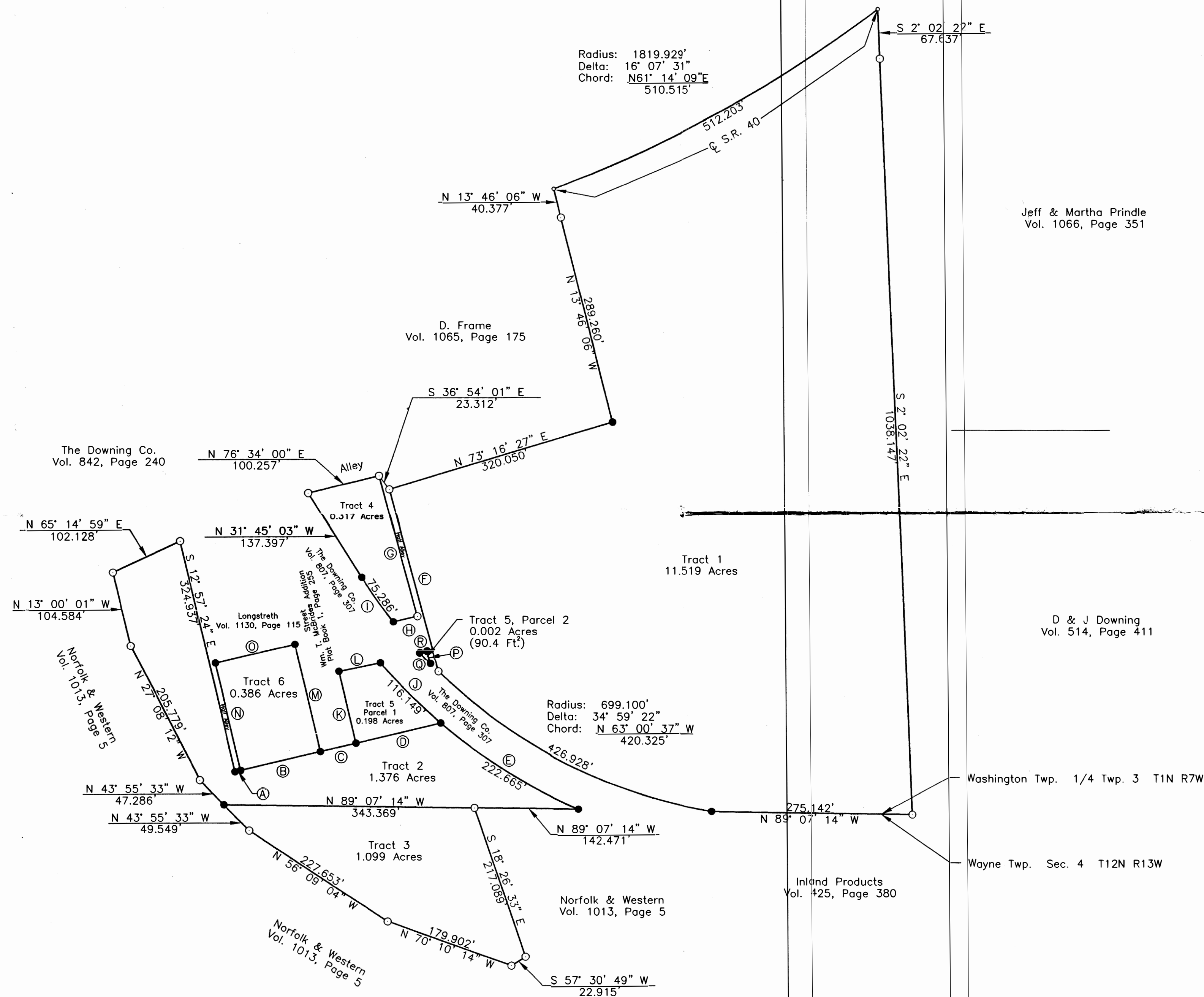
part of the lands of Mutual Federal Savings Bank, Volume 1122, Page 165, Parcel Nos. 70-55-02-12-000 and 70-55-02-23-000 and being more particularly described as follows: *Combined*

Beginning at an iron pin set at the southwest corner of Wm. T. McBride's Addition (Plat Book 1, Page 255); thence North 77° 00' 33" East 289.790 feet along the south line of Wm. T. McBride's Addition to an iron pin set, passing iron pins set at 8.000 feet, 120.000 feet and 170.000 feet, said iron pin set is referenced by an iron pin found bearing North 77° 00' 33" East 0.196 feet; thence 222.665 feet on a curve to the left having a radius of 749.100 feet, a delta of 17° 01' 51" and a chord which bears South 57° 55' 57" East 221.846 feet to an iron pin found on the south line of Quarter Township 3; thence North 89° 07' 14" West 485.840 feet along the south line of Quarter Township 3 to an iron pin set, passing an iron pin found at 142.471 feet; thence North 43° 55' 33" West 47.286 feet to an iron pin found; thence North 27° 08' 12" West 205.779 feet to an iron pin found; thence North 13° 00' 01" West 104.584 feet to an iron pin found; thence North 65° 14' 59" East 102.128 feet to an iron pin found on the west line of Wm. T. McBride's Addition; thence South 12° 57' 24" East 324.937 feet to the place of beginning. The tract as surveyed contains 1.376 acres, more or less, subject to all highways and easements of record.

TRACT 3: *73-03-01-0*

Being a part of Section 4, Township 12 North, Range 13 West, Wayne Township, Muskingum County, Ohio and being a part of the lands of Mutual Federal Savings Bank, Volume 1122, Page 165, Parcel Nos. ~~70-55-02-12-000 and 70-55-02-23-000~~ 73-03-01-04-000, and being more particularly described as follows:

Beginning, for reference, at an iron pin set at the southwest corner of Wm. T. McBride's Addition (Plat Book 1, Page 255); thence North 77° 00' 33" East 289.790 feet along the south line of Wm. T. McBride's Addition to an iron pin set, passing iron pins set at 8.000 feet, 120.000 feet, and 170.000 feet, said iron pin set is referenced by an iron pin found which bears North 77° 00' 33" East 0.196 feet; thence 222.665 feet on a curve to the left having a radius of 749.100 feet, a delta of 17° 01' 51" and a chord which bears South 57° 55' 57" East 221.846 feet to an iron pin found on the north line of Section 4; thence North 89° 07' 14" West 142.471 feet along the north line of Section 4 to an iron pin found and the principal place of beginning of the tract herein to be described; thence South 18° 26' 33" East 217.089 feet to an iron pin found; thence South 57° 30' 49" West 22.915 feet to an iron pin found; thence North 70° 10' 14" West 179.902 feet to an iron pin found; thence North 56° 09' 04" West 227.653 feet to an iron pin found; thence North 43° 55' 33" West 49.549 feet to an iron pin set on the north line of Section 4; thence South 89° 07' 14" East 343.369 feet to the place of beginning.



Jeff & Martha Prindle
Vol. 1066, Page 351

D & J Downing
Vol. 514, Page 411

Washington Twp. 1/4 Twp. 3 T1N R7W

Wayne Twp. Sec. 4 T12N R13W

Inland Products
Vol. 425, Page 380

Norfolk & Western
Vol. 1013, Page 5

The lands of Mutual Federal Savings Bank, Vol. 1122, Page 165.

Bearings are based on the south line of 1/4 Twp. 3 bearing
N 89° 07' 14" W.

Iron pins set are 5/8 inch rebar, 30 inches long, with plastic
identification caps set flush with the ground.

DESCRIPTION APPROVED
FOR ADDITION TO TRANSFER
BY *[Signature]*
6-12-97

Except as specifically stated or shown on this plat,
this survey does not purport to reflect any of the
following which may be applicable to the subject
real estate: easements, other than possible
easements that were visible at the time of
making of this survey; building setback lines;
restrictive covenants; subdivision restrictions;
zoning or other land use regulations, and any other
facts that an accurate and current title search
may disclose.

Surveyor has made no investigation or independent search
for easements of record, encumbrances, restrictive
covenants, ownership title evidence, or any other facts
that an accurate and current title search may
disclose.

Tract 1 Parcel # 70-55-01-07-000
Tract 2 Parcel # 70-55-02-12-000
70-55-02-23-000
Tract 3 Parcel # ~~70-55-02-23-000~~
73-03-01-04-000
70-55-02-05-000
70-55-02-05-001
70-55-02-06-000
70-55-02-08-000
Tract 5 Parcel # 70-55-02-10-000
70-55-02-11-000
Tract 6 Parcel # 70-55-02-13-000
70-55-02-14-000
70-55-02-15-000

Ⓐ N 77° 00' 33" E
8.000
Ⓑ N 77° 00' 33" E
112.000
Ⓒ N 77° 00' 33" E
50.000
Ⓓ N 77° 00' 33" E
119.790
Ⓔ Radius: 749,100'
Delta: 17° 01' 51"
Ⓕ N 14° 30' 46" W
260.481
Ⓖ S 14° 44' 58" E
200.837
Ⓗ S 77° 03' 52" W
34.207
Ⓘ Radius: 699,100'
Delta: 6° 10' 13"
Ⓢ Radius: 749,100'
Delta: 8° 53' 02"

Ⓚ N 12° 59' 27" W
100.000
Ⓛ N 78° 33' 46" E
58.350
Ⓜ S 12° 59' 27" E
150.000
Ⓝ N 12° 59' 27" W
150.000
Ⓤ N 77° 00' 33" E
112.000
Ⓟ S 14° 44' 58" E
17.927
Ⓡ Arc: 20.779' Radius: 699,100' Chord: N 43° 24' 18" W
Delta: 1° 42' 11" 20.778
Ⓢ N 77° 00' 33" E
9.969

Chord: S 57° 55' 57" E
221.846

Chord: N 34° 51' 17" W
75.250

Chord: S 44° 58' 31" E
116.033

1" = 100'

The J&W Company 1218 St. Rt. 93 NE New Lexington, Ohio 43764 (614) 342-5131	
SURVEY FOR: <u>James & Donohew</u>	
● IRON PIN SET ○ IRON PIN FOUND ⊕ POST ▲ RAILROAD SPIKE SET △ RR SPIKE FOUND ○ STONE FOUND ** FENCE • POINT	DATE: <u>5/29/97</u> RANGE: <u>7W, 13W</u> TOWNSHIP: <u>1N, 12N</u> SECTION: <u>1/4 Twp. 3, 4</u> POL. TWP: <u>Washington, Wayne</u> COUNTY: <u>Muskingum</u> SCALE: <u>1" = 100'</u> STATE OF OHIO
RONALD M. MERCKLE OHIO REG. SURVEYOR NO. 6473	
WILSON OHIO REG. SURVEYOR NO. 6465	

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NOT RECORDABLE