

DEED DESCRIPTION
Parcel 4 { split }
21.756 ACRES
OTSEGO COMPANY PROPERTY {part}
AUDITOR'S PARCEL #06-50-21-13-000 {part}

BEING A PART OF THE NORTHWEST QUARTER OF SECTION #21, TOWNSHIP 12 NORTH, RANGE 12 WEST, BLUE ROCK TOWNSHIP, MUSKINGUM COUNTY, OHIO [ALSO BEING A PART OF THE **OTSEGO COMPANY** PROPERTY OF OFFICIAL RECORD BOOK 2377, PAGE 114 OF THE MUSKINGUM COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT AN IRON PIN SET MARKING THE NORTHEAST CORNER OF SECTION #20 [ALSO BEING THE SOUTHWEST CORNER OF SECTION #16, THE SOUTHEAST CORNER OF SECTION #17 AND THE NORTHWEST CORNER OF SECTION #21];

THENCE S 2° 41' 45" W 495.87 FEET, IN THE EAST LINE OF SECTION #20 AND IN THE WEST BOUNDARY OF THE **DAVID J. and KATHERINE A. IMLAY** PROPERTY OF OFFICIAL RECORD BOOK 1669, PAGE 403, TO AN EXISTING IRON PIN {5/8 INCH STEEL REBAR, WITH NO IDENTIFICATION};

THENCE, LEAVING THE EAST LINE OF SECTION #20, S 87° 57' 35" E 1131.89 FEET, IN THE AFORESAID "**IMLAY**" SOUTH BOUNDARY, TO AN IRON PIN SET AND THE **PRINCIPAL PLACE OF BEGINNING** OF THIS, SUBJECT, 21.756 ACRES PARCEL;

THENCE, CONTINUING, S 87° 57' 35" E 191.17 FEET, IN THE AFORESAID "**IMLAY**" BOUNDARY, TO AN EXISTING IRON PIN [5/8 INCH STEEL REBAR, WITH NO IDENTIFICATION];

THENCE S 2° 06' 34" W 1362.69 FEET, IN THE AFORESAID "**IMLAY**" BOUNDARY AND IN THE WEST BOUNDARY OF THE **BRIAN L. and NANCY C. DENTON** PROPERTY OF OFFICIAL RECORD BOOK 1098, PAGE 38, TO AN EXISTING IRON PIN [5/8 INCH STEEL REBAR CAPPED "JANES 6029"] MARKING THE NORTHEAST CORNER OF THE **DEBORAH S. WOODROW** PROPERTY OF OFFICIAL RECORD BOOK 2397, PAGE 343;

THENCE THE FOLLOWING FOUR [4] COURSES ARE IN THE BOUNDARY OF THE AFORESAID "**WOODROW**" PROPERTY:

COURSE #1 = N 77° 31' 42" W 382.87 FEET TO AN EXISTING IRON PIN [5/8 INCH STEEL REBAR CAPPED "JANES 6029"];

COURSE #2 = N 55° 13' 33" W 97.59 FEET TO AN EXISTING IRON PIN [5/8 INCH STEEL REBAR CAPPED "JANES 6029"];

COURSE #3 = S 27° 27' 40" W 129.36 FEET TO AN EXISTING IRON PIN [5/8 INCH STEEL REBAR CAPPED "JANES 6029"];

COURSE #4 = S 22° 12' 50" E 644.31 FEET TO A POINT IN, ASPHALT SURFACED, **COUNTY ROAD #226** { A. K. A. **BUTTERMILK ROAD** } AND IN THE NORTH BOUNDARY OF THE **ELLA M. NORRIS** PROPERTY OF OFFICIAL RECORD BOOK 2342, PAGE 355, PASSING EXISTING IRON PINS [5/8 INCH STEEL REBAR CAPPED "JANES 6029"] AT 524.74 FEET AND 604.30 FEET;

THENCE, LEAVING THE AFORESAID "**WOODROW**" PROPERTY, THE FOLLOWING THREE [3] COURSES ARE TO POINTS IN IN THE EXISTING PAVEMENT OF "**COUNTY ROAD # 226**" {"A. K. A. **BUTTERMILK ROAD**" } AND IN THE NORTH BOUNDARY OF THE AFORESAID "**NORRIS**" PROPERTY:

COURSE #1 = N 61° 26' 34" W 481.21 FEET;

COURSE #2 = N 50° 38' 41" W 305.04 FEET;

COURSE #3 = N 57° 26' 38" W 100.16 FEET TO A POINT MARKING THE SOUTHEAST CORNER OF THE MARK I. and COURTNEY A. CORDRAY PROPERTY OF OFFICIAL RECORD BOOK 2378, PAGE 361;

THENCE, LEAVING "COUNTY ROAD # 226" {A. K. A. "BUTTERMILK ROAD"} AND THE AFORESAID "NORRIS PROPERTY, N 30° 46' 51" E 1704.20 FEET TO AN "IRON PIN SET" AND THE "PRINCIPAL PLACE OF BEGINNING" OF THIS, SUBJECT, "21.756 ACRES PARCEL", PASSING EXISTING IRON PINS [5/8 INCH STEEL REBAR CAPPED "NEWCOME"] AT 15.00 FEET AND 1034.12 FEET [THE NORTHEAST CORNER OF THE AFORESAID "CORDRAY" PROPERTY].

THE PARCEL AS DESCRIBED CONTAINS **21.756 ACRES**, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON GPS OBSERVATIONS MADE IN JUNE OF 2013 AND ARE BASED ON THE EAST LINE OF SECTION #17 AS BEING S 2° 41' 45" W ie. ALL BEARINGS DESCRIBED HEREIN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

THE ABOVE DESCRIPTION IS BASED ON A FIELD SURVEY MADE BY A & E SURVEYING ON JUNE 12, 2013. **SEE PLAT ATTACHED.**

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

THE ABOVE DESCRIBED "21.756 ACRE PARCEL" IS SUBJECT TO THE ENJOYMENT OF AN EXISTING, 25.00 FEET WIDE, GRAVEL SURFACED, EASEMENT FOR INGRESS and EGRESS. SAID "EASEMENT" BEGINS IN THE EXISTING PAVEMENT OF "COUNTY ROAD # 226" {A. K. A. "BUTTERMILK ROAD"} AND THEN CROSSES A PORTION OF THE PROPERTY OF MARK I. and COURTNEY A. CORDRAY OF OFFICIAL RECORD BOOK 2378, PAGE 361 AND THEN TERMINATES IN THE WEST BOUNDARY OF THE ABOVE DESCRIBED 21.756 ACRE PARCEL. ALSO SEE THE PLAT OF SURVEY OF SAID, 25.00 FEET WIDE "EASEMENT" ON FILE IN THE OFFICE OF THE MUSKINGUM COUNTY ENGINEER.

A & E SURVEYING
P. O. BOX 420
SOMERSET, OHIO 43783
PHONE (740) 743-2201 FAX (740) 743-2498
**OFFICE COPY
NOT RECORDABLE**
WAYNE A. KNISLEY
OHIO REGISTERED SURVEYOR #7231
DATE: JUNE 12, 2013



DESCRIPTION
APPROVED
By: [Signature] 6/12/2013

PLAT OF SURVEY

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION #17, PART OF THE NORTHEAST QUARTER OF SECTION #20 AND A PART OF THE NORTHWEST QUARTER OF SECTION #21, ALL IN TOWNSHIP 12 NORTH, RANGE 12 WEST, BLUE ROCK TOWNSHIP, MUSKINGUM COUNTY, OHIO. ALSO BEING A PART OF THE OTSEGO COMPANY PROPERTY OF OFFICIAL RECORD BOOK 2377, PAGE 114 OF THE MUSKINGUM COUNTY RECORDER.

BASIS OF BEARINGS

ALL BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS MADE IN JUNE OF 2013 AND ARE BASED ON THE EAST LINE OF SECTION #17 AS BEING S 2° 41' 45" W ie. ALL BEARINGS SHOWN 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- BLUE ROCK TOWNSHIP TAX MAPS
- 3- U.S.G.S. MAPS
- 4- VARIOUS SURVEY RECORDS FOUND IN THE OFFICE OF THE MUSKINGUM COUNTY ENGINEER, ZANESVILLE, OHIO.

SURVEY FOR:

KAUFMAN REALTY

JOB # K201323P

Note:

FOR PREVIOUS SECTION LINE ESTABLISHMENT BY OTHER SURVEYORS SEE SURVEY PLATS BY L. PETER DINAN {year 1980} OHIO P.S. # 5451 and W. J. BIEDENBACH {P.S. # 5718} and ASSOCIATES {year of 1989}. SURVEYS ARE ON FILE IN THE OFFICE OF THE MUSKINGUM COUNTY ENGINEER.

DAVID J. & KATHERINE A. IMLAY PROPERTY
O.R. 1669, PAGE 403 {35.53 acres}

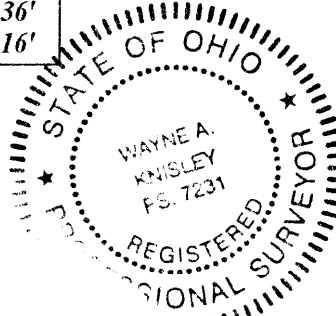
Parcel 3 { split }
20.439 ACRES = total
2.943 Acres in Section #20
[Aud. Par. #06-50-21-14-000 {part}]
17.496 Acres in Section #21
[Aud. Par. #06-50-21-13-000 {part}]

Parcel 4 { split }
21.756 ACRES
Aud. Par. #06-50-21-13-000 {part}

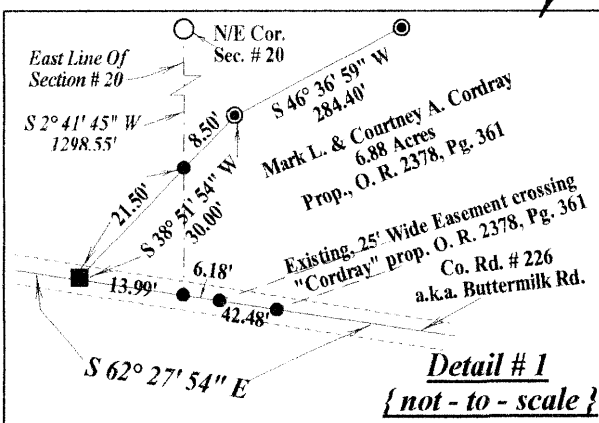
Parcel 1 { split }
32.534 ACRES = total
19.250 acres in Section #17
[Aud. Par. #06-42-01-18-000 {entire}]
13.284 acres in Section #20
[Aud. Par. #06-50-21-14-000 {part}]

Parcel 2 { split }
17.190 ACRES
Aud. Par. #06-50-21-14-000 {part}

LINE TABLE		
Id	Bearing	Distance
L1	N 62°27'54" W	52.28'
L2	N 53°07'40" W	168.95'
L3	S 69°39'52" E	71.28'
L4	N 46°23'00" W	111.45'
L5	N 39°37'30" W	21.00'
L6	N 16°47'30" W	173.74'
L7	S 37°38'40" W	149.65'
L8	N 53°06'01" W	157.74'
L9	N 18°09'51" E	25.06'
L10	N 15°38'51" E	126.36'
L11	N 11°03'51" E	125.78'
L12	N 0°59'26" E	88.09'
L13	S 38°52'54" W	30.00'
L14	N 62°27'54" W	200.00'
L15	N 55°13'33" W	97.59'
L16	S 27°27'40" W	129.36'
L17	N 57°26'38" W	100.16'



FOR FLOOD EVALUATION ON THIS SUBJECT, PROPERTY, SEE FEMA PANEL # 39119C0445G



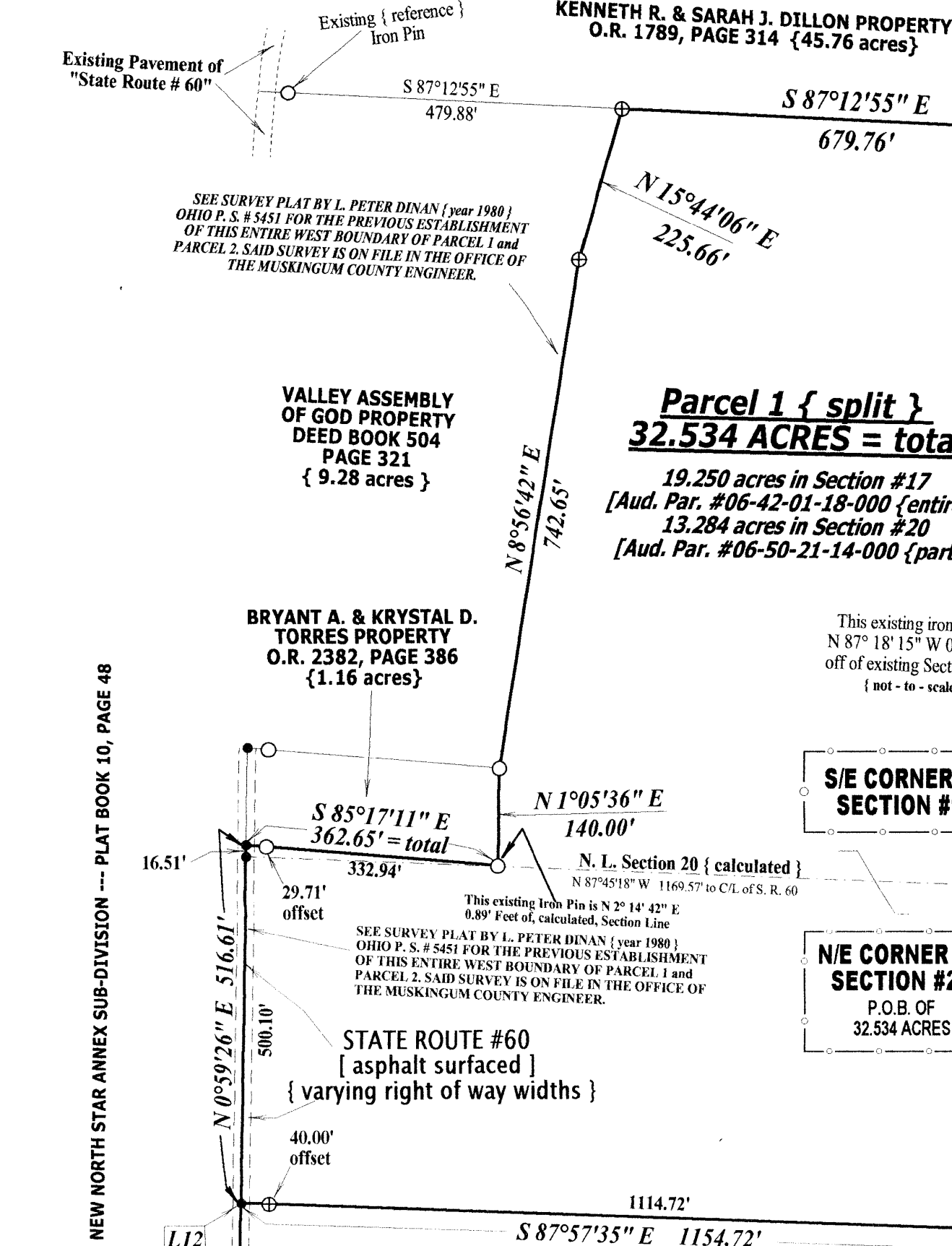
LEGEND

- ⊕ IRON PIN SET = 5/8" x 30" STEEL ROD WITH PLASTIC ID. CAP MARKED KNISLEY 7231
- EXISTING IRON PIN [5/8" rebar, no Id.]
- ⊠ EXISTING IRON PIN [3/4" pipe, no Id.]
- EXISTING IRON PIN [5/8" rebar, capped "Newcome"]
- ⊙ EXISTING IRON PIN [5/8" rebar, capped "Jones 6029"]
- RAILROAD SPIKE SET
- EXISTING RAILROAD SPIKE
- POINT { nothing set }

GRAPHIC SCALE
1" INCH = 200' FEET

200'	200'	200'
600'		

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



NEW NORTH STAR ANNEX SUB-DIVISION --- PLAT BOOK 10, PAGE 48

VALLEY ASSEMBLY OF GOD PROPERTY
DEED BOOK 504
PAGE 321
{ 9.28 acres }

BRYANT A. & KRYSTAL D. TORRES PROPERTY
O.R. 2382, PAGE 386
{ 1.16 acres }

DONALD E. & DIANE R. WOOD PROPERTY
O.R. 1991, PAGE 631
{ 40.45 acres }

DAVID J. & KATHERINE A. IMLAY PROPERTY
O.R. 1669, PAGE 403
{ 34.82 acres }

S/E CORNER OF SECTION #17

S/W CORNER OF SECTION #16

N/E CORNER OF SECTION #20
P.O.B. OF 32.534 ACRES

N/W CORNER OF SECTION #21

Curve Data = L=191.46'
Δ=7°39'23" R=1432.78'
Ch= N 4° 49' 08" E
191.32'

BOWEN F. VANCOONEY, Jr. & LINDA VANCOONEY PROP.
DEED BOOK 816, PAGE 320
{ 5.49 acres }

BOWEN F. VANCOONEY, Jr. & LINDA VANCOONEY PROP.
DEED BOOK 816, PAGE 320
{ 5.49 acres }

WAYNE S. WORK, Jr. & MICHELL R. WORK PROPERTY
{ 2.02 acres }
O.R. 1518, PAGE 495

COUNTY ROAD #226
{ a.k.a. Buttermilk Road }
[asphalt surfaced]

TRACT II OF OTSEGO COMPANY PROPERTY
O.R. 2377, PAGE 114 {35.19 acres}

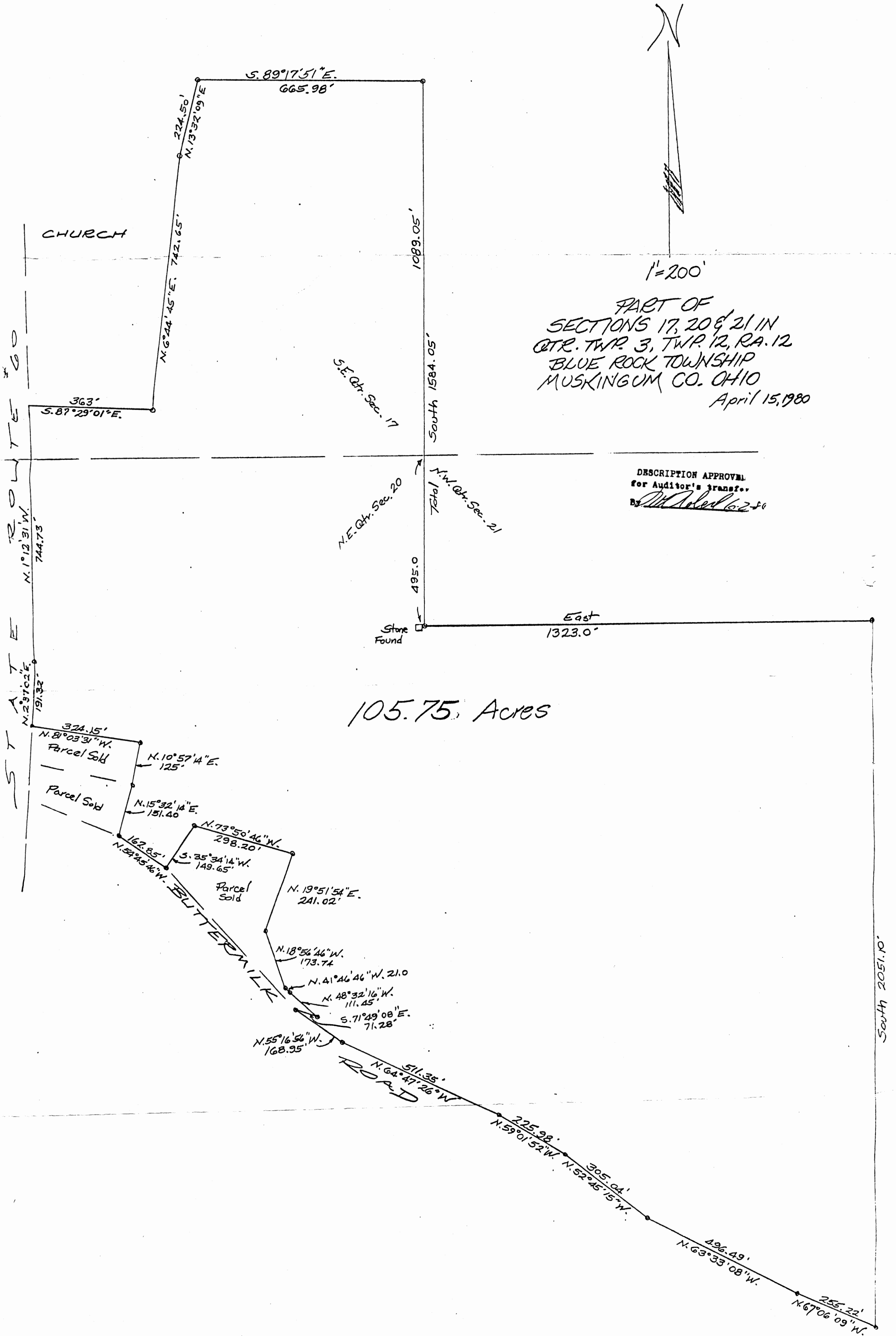
ELLA M. NORRIS PROPERTY
O.R. 2342, PAGE 355
{ 12.25 acres }

COUNTY ROAD #226
{ a.k.a. Buttermilk Road }
[asphalt surfaced]

DEBORAH S. WOODROW PROPERTY
O.R. 2397, PAGE 343
{ 5.93 acres }

BRIAN L. & NANCY C. DENTON PROPERTY
O.R. 1098, PAGE 38 {5.02 acres}

DAVID J. & KATHERINE A. IMLAY PROPERTY
O.R. 1669, PAGE 403 {35.53 acres}



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Surveying & Mapping
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