

DEED DESCRIPTION

Parcel 1 { split }

32.534 ACRES

**OTSEGO COMPANY** PROPERTY {part}

AUDITOR'S PARCEL #06-42-01-18-000 {entire}

AUDITOR'S PARCEL #06-50-21-14-000 {part}

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION #17 AND A PART OF THE NORTHEAST QUARTER OF SECTION #20, BOTH 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] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** 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, FROM SAID "PLACE OF BEGINNING", 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 AND THE AFORESAID "IMLAY" PROPERTY, N 87° 57' 35" W 1154.72 FEET TO A POINT IN THE EXISTING PAVEMENT OF, ASPHALT SURFACED, STATE ROUTE #60, PASSING AN IRON PIN SET AT 1114.72 FEET;

THENCE N 0° 59' 26" E 516.61 FEET, IN "STATE ROUTE #60" AND IN THE EAST BOUNDARY OF THE NEW NORTH STAR ANNEX SUB-DIVISION OF PLAT BOOK 10, PAGE 48, TO A POINT MARKING THE SOUTHWEST CORNER OF THE BRYANT A. and KRYSTAL D. TORRES PROPERTY OF OFFICIAL RECORD BOOK 2382, PAGE 386, PASSING THROUGH THE NORTH LINE OF SECTION #20 AND ENTERING INTO SECTION #17 AT 500.10 FEET;

THENCE, LEAVING "STATE ROUTE #60" AND THE "NEW NORTH STAR ANNEX SUB-DIVISION", S 85° 17' 11" E 362.65 FEET TO AN EXISTING IRON PIN [5/8 INCH STEEL REBAR, NO IDENTIFICATION] MARKING THE SOUTHEAST CORNER OF THE AFORESAID "TORRES" PROPERTY, PASSING AN EXISTING IRON PIN [5/8 INCH STEEL REBAR, WITH NO IDENTIFICATION] AT 29.71 FEET;

THENCE N 1° 05' 36" E 140.00 FEET TO AN EXISTING IRON PIN [5/8 INCH STEEL REBAR, NO IDENTIFICATION] MARKING THE NORTHEAST CORNER OF THE AFORESAID "TORRES" PROPERTY [ALSO BEING THE SOUTHEAST CORNER OF THE VALLEY ASSEMBLY OF GOD PROPERTY OF DEED BOOK 504, PAGE 321];

THENCE, LEAVING THE AFORESAID "TORRES" PROPERTY, N 8° 56' 42" E 742.65 FEET, IN THE EAST BOUNDARY OF THE AFORESAID "VALLEY ASSEMBLY OF GOD" PROPERTY, TO AN IRON PIN SET;

THENCE N 15° 44' 06" E 225.66 FEET TO AN IRON PIN SET MARKING THE NORTHEAST CORNER OF THE "VALLEY ASSEMBLY OF GOD" PROPERTY AND IN THE SOUTH BOUNDARY OF THE KENNETH R. and SARAH J. DILLON PROPERTY OF OFFICIAL RECORD BOOK 1789, PAGE 314 { SAID IRON PIN SET BEARS S 87° 12' 55" E 479.88 FEET FROM AN EXISTING, REFERENCE, IRON PIN = 1/2" STEEL ROD, WITH NO IDENTIFICATION } ;

THENCE, LEAVING THE AFORESAID "VALLEY ASSEMBLY OF GOD" PROPERTY,

S 87° 12' 55" E 679.76 FEET, IN THE AFORESAID "KENNETH R. and SARAH J. DILLON" BOUNDARY, TO AN EXISTING IRON PIN [1/2" INCH STEEL REBAR, WITH NO IDENTIFICATION] IN THE EAST LINE OF SECTION #17 AND IN THE WEST BOUNDARY OF THE DONALD E. and DIANE R. WOOD PROPERTY OF OFFICIAL RECORD BOOK 1991, PAGE 631;

THENCE, LEAVING THE AFORESAID "KENNETH R. and SARAH J. DILLON" PROPERTY, S 2° 41' 45" W 1091.50 FEET, IN THE EAST LINE OF SECTION #17 AND IN THE WEST BOUNDARIES OF THE AFORESAID "WOOD" PROPERTY AND "IMLAY" PROPERTY, TO AN "IRON PIN SET" AND THE "PLACE OF BEGINNING" OF THIS, SUBJECT, "32.534 ACRES" PARCEL, PASSING THROUGH THE THE NORTH BOUNDARY OF SAID "IMLAY" PROPERTY AT 595.63 FEET.

THE PARCEL AS DESCRIBED CONTAINS **32.534 ACRES**, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD. IN THE ABOVE DESCRIBED PARCEL THERE ARE 19.250 ACRES IN SECTION #17 [AUDITOR'S PARCEL #06-42-01-18-000 {entire}] AND 13.284 ACRES IN SECTION #20 [AUDITOR'S PARCEL #06-50-21-14-000 {part}].

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.

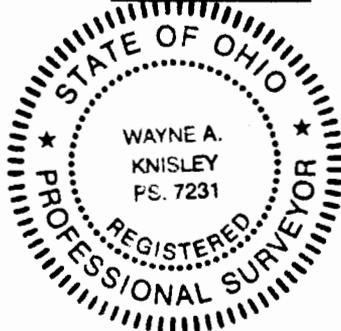
DESCRIPTION  
APPROVED  
By

*[Handwritten Signature]* 6/12/2013

A & E SURVEYING  
P. O. BOX 420  
SOMERSET, OHIO 43783  
PHONE (740) 743-2201 FAX: 743-2498

**OFFICE COPY**  
**NOT RECORDABLE**

OHIO REGISTERED SURVEYOR #7231  
DATE: JUNE 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

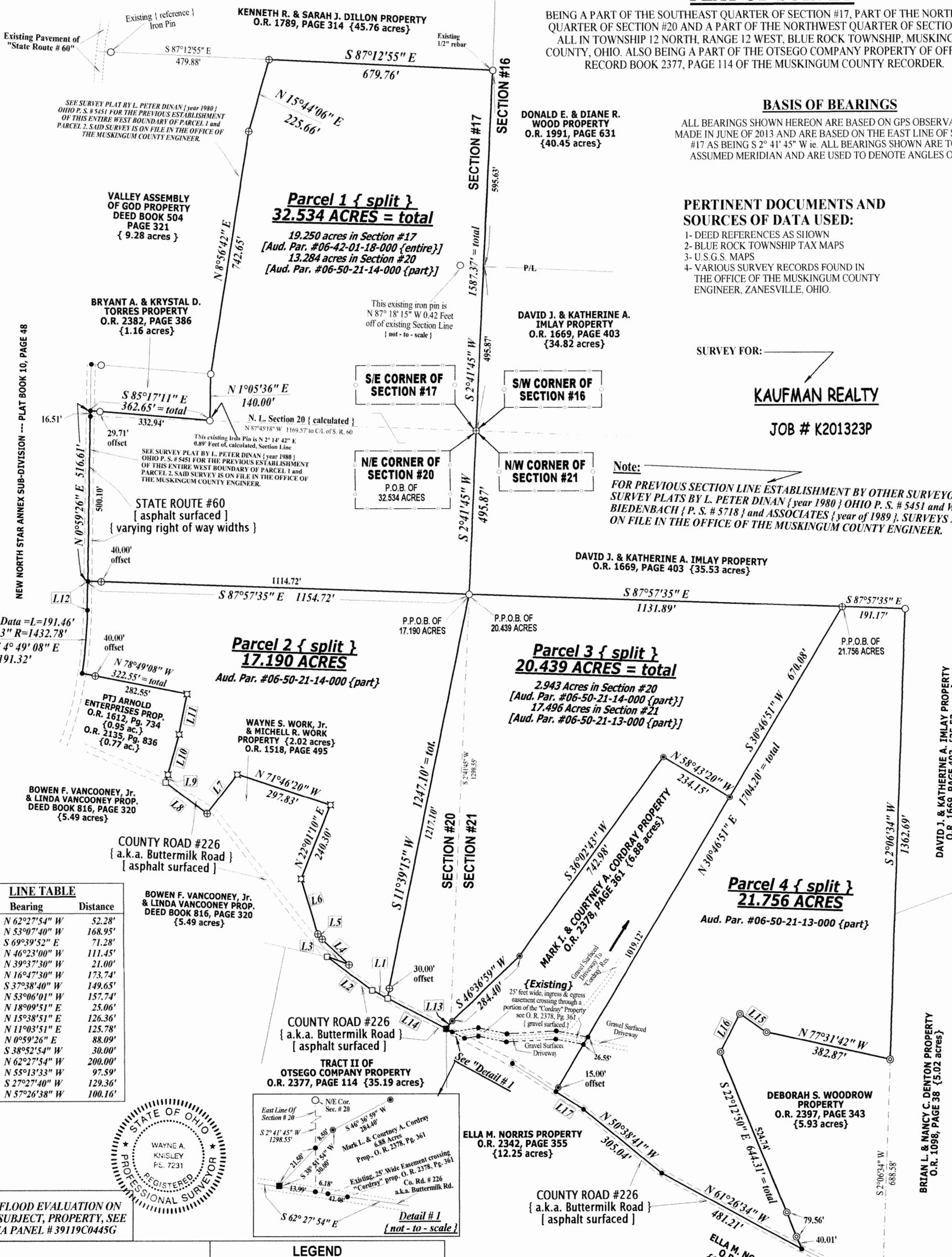
ALL BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS MADE IN JUNE OF 2013 AND ARE BASED ON THE EAST LINE OF SECTION #17 AS BEING S 2° 41' 45" W i.e. ALL BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

## 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**

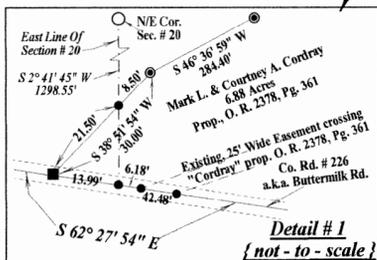
**Note:**  
 FOR PREVIOUS SECTION LINE ESTABLISHMENT BY OTHER SURVEYORS SEE SURVEY PLATS BY L. PETER DINAN (year 1980) OHIO P. S. # 5451 and W. J. BIEDENBACH (P. S. # 5718) and ASSOCIATES (year of 1989). SURVEYS ARE ON FILE IN THE OFFICE OF THE MUSKINGUM COUNTY ENGINEER.



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

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

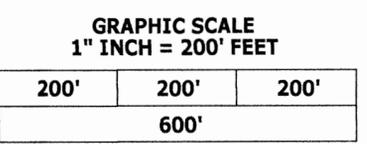
Id	Bearing	Distance
L1	N 62°27'54" W	52.28'
L2	N 53°07'40" W	168.95'
L3	S 69°39'52" E	71.28'
L4	N 46°23'00" W	111.45'
L5	N 39°37'30" W	21.00'
L6	N 16°47'30" W	173.74'
L7	S 37°38'40" W	149.65'
L8	N 53°06'01" W	157.74'
L9	N 18°09'51" E	25.06'
L10	N 15°38'51" E	126.36'
L11	N 11°03'51" E	125.78'
L12	N 0°59'26" 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

**A & E SURVEYING**  
 P.O. BOX 420  
 SOMERSET, OHIO 43783  
 Ph: (740) 743-2201 Fax: 743-2498  
 Cell: (740) 605-0002  
**WAYNE A. KNISLEY**  
 OHIO P.S. # 7231  
 DATE: JUNE 12, 2013

- 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 "Janes 6029"]
  - RAILROAD SPIKE SET
  - EXISTING RAILROAD SPIKE
  - POINT { nothing set }



**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.