

DEED DESCRIPTION
Parcel 2 { split }
17.190 ACRES
OTSEGO COMPANY PROPERTY {part}
AUDITOR'S PARCEL #06-50-21-14-000 {part}

BEING A PART OF THE NORTHEAST QUARTER OF SECTION #20, 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, NO IDENTIFICATION} AND THE **PRINCIPAL PLACE OF BEGINNING** OF THIS, SUBJECT, 17.190 ACRES PARCEL;

THENCE, FROM SAID "**PRINCIPAL PLACE OF BEGINNING**", LEAVING THE EAST LINE OF SECTION #20 AND THE AFORESAID "IMLAY" PROPERTY, S 11° 39' 15" W 1247.10 FEET TO A RAILROAD SPIKE SET IN, ASPHALT SURFACED, COUNTY ROAD #226 { A.K.A. BUTTERMILK ROAD } AND IN THE NORTH BOUNDARY OF TRACT II OF THE AFORESAID "OTSEGO COMPANY PROPERTY", PASSING AN IRON PIN SET AT 1217.10 FEET;

THENCE THE FOLLOWING TWO [2] COURSES ARE TO RAILROAD SPIKES SET IN "COUNTY ROAD # 226" {A. K. A. "BUTTERMILK ROAD" } AND IN THE NORTH BOUNDARY OF SAID "TRACT II" OF THE SAID "OTSEGO COMPANY PROPERTY":

COURSE #1 = N 62° 27' 54" W 52.28 FEET;

COURSE #2 = N 53° 07' 40" W 168.95 FEET;

THENCE, LEAVING "COUNTY ROAD #226", THE FOLLOWING SEVEN [7] COURSES ARE, RESPECTIVELY, IN THE EASTERLY, THE NORTHERLY AND THE WESTERLY BOUNDARY OF THE PROPERTY OF WAYNE S. WORK, Jr. and MICHELL R. WORK OF OFFICIAL RECORD BOOK 1518, PAGE 495:

COURSE #1 = S 69° 39' 52" E 71.28 FEET TO AN IRON PIN SET;

COURSE #2 = N 46° 23' 00" W 111.45 FEET TO AN IRON PIN SET;

COURSE #3 = N 39° 37' 30" W 21.00 FEET TO AN IRON PIN SET;

COURSE #4 = N 16° 47' 30" W 173.74 FEET TO AN EXISTING ¾ INCH, INSIDE DIAMETER, IRON PIPE { WITH NO IDENTIFICATION};

COURSE #5 = N 22° 01' 10" E 240.30 FEET TO AN EXISTING ¾ INCH IRON PIPE {WITH NO IDENTIFICATION, BEING THE NORTHEAST CORNER OF "WORK" PROPERTY};

COURSE #6 = N 71° 46' 20" W 297.83 FEET TO AN EXISTING ¾ INCH, INSIDE DIAMETER, IRON PIPE {WITH NO IDENTIFICATION, BEING THE NORTHWEST CORNER OF SAID "WORK" PROPERTY };

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR



6/28/13
Date

Fee Paid

COURSE #7 = S 37° 38' 40" W 149.65 FEET TO AN IRON PIN SET IN THE NORTH BOUNDARY OF THE BOWEN F. VANCOONEY, Jr. and LINDA VANCOONEY PROPERTY OF DEED BOOK 816, PAGE 320 {SAID "IRON PIN SET" IS, APPROXIMATELY, 4 FEET SOUTH OF THE SOUTH EDGE OF PAVEMENT OF SAID "COUNTY ROAD # 226" AND ALSO MARKS THE SOUTHWEST CORNER OF THE AFORESAID "WORK" PROPERTY};

THENCE, LEAVING SAID "WORK" PROPERTY, N 53° 06' 01" W 157.74 FEET, IN THE AFORESAID "VANCOONEY" BOUNDARY, TO A RAILROAD SPIKE SET IN THE EXISTING PAVEMENT OF "COUNTY ROAD # 226" MARKING THE SOUTHEAST CORNER OF THE PTJ ARNOLD ENTERPRISES PROPERTY OF OFFICIAL RECORD BOOK 1612, PAGE 734 AND OFFICIAL RECORD BOOK 2135, PAGE 836;

THENCE, LEAVING "COUNTY ROAD # 226" {A. K. A. "BUTTERMILK ROAD" } AND SAID "VANCOONEY" PROPERTY, THE FOLLOWING FOUR [4] COURSES ARE IN THE AFORESAID "PTJ ARNOLD ENTERPRISES" BOUNDARY:

COURSE #1 = N 18° 09' 51" E 25.06 FEET TO AN EXISTING ¾ INCH, INSIDE DIAMETER, IRON PIPE {WITH NO IDENTIFICATION};

COURSE #2 = N 15° 38' 51" E 126.36 FEET TO AN EXISTING ¾ INCH, INSIDE DIAMETER, IRON PIPE {WITH NO IDENTIFICATION};

COURSE #3 = N 11° 03' 51" E 125.78 FEET TO AN EXISTING ¾ INCH, INSIDE DIAMETER, IRON PIPE {WITH NO IDENTIFICATION}, MARKING THE NORTHEAST CORNER OF THE AFORESAID "PTJ ARNOLD ENTERPRISES" PROPERTY;

COURSE #4 = N 78° 49' 08" W 322.55 FEET TO A POINT { THE NORTHWEST CORNER OF SAID "PTJ ARNOLD ENTERPRISES" PROPERTY } IN THE EXISTING PAVEMENT OF, ASPHALT SURFACED, STATE ROUTE #60 AND IN THE EAST BOUNDARY OF THE NEW NORTH STAR ANNEX SUB-DIVISION OF PLAT BOOK 10, PAGE 48, PASSING AN IRON PIN SET AT 282.55 FEET;

THENCE, LEAVING THE AFORESAID "PTJ ARNOLD ENTERPRISES" PROPERTY, THE FOLLOWING TWO [2] COURSES ARE TO POINTS IN "STATE ROUTE #60" AND IN THE EAST BOUNDARY OF THE "NEW NORTH STAR ANNEX SUB-DIVISION":

COURSE #1 = 191.46 FEET ON A CURVE TO THE LEFT, WITH A RADIUS OF 1432.78 FEET AND WITH A CHORD OF WHICH BEARS N 4° 49' 08" E 191.32 FEET;

COURSE #2 = N 0° 59' 26" E 88.09 FEET;

THENCE, LEAVING "STATE ROUTE #60" AND THE AFORESAID "NEW NORTH STAR ANNEX SUB-DIVISION", S 87° 57' 35" E 1154.72 FEET TO AN "EXISTING IRON PIN" AND THE "PRINCIPAL PLACE OF BEGINNING" OF THIS, SUBJECT, 17.190 ACRES PARCEL, PASSING AN IRON PIN SET AT 40.00 FEET.

THE PARCEL AS DESCRIBED CONTAINS 17.190 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.

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] 6/18/2013

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. 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.

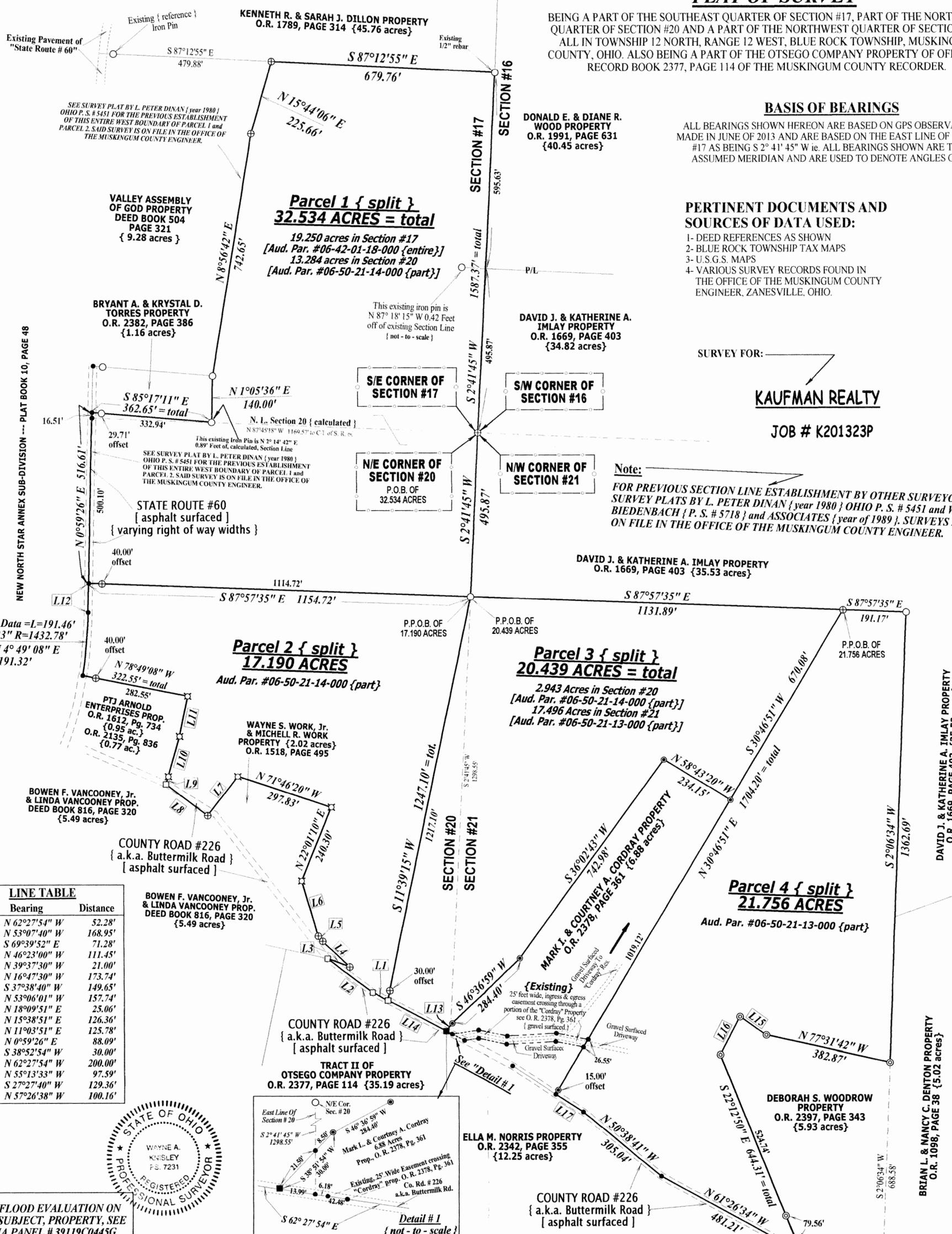
SURVEY FOR:

KAUFMAN REALTY

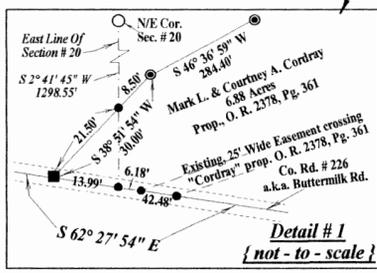
JOB # K201323P

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.



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'

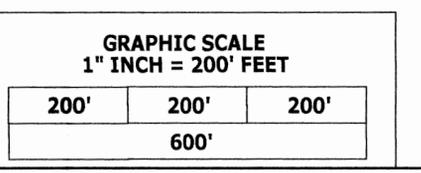


FOR FLOOD EVALUATION ON THIS, SUBJECT, PROPERTY, SEE FEMA PANEL # 39119C0445G

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 }

APPROVED
 MUSKINGUM COUNTY
 PLANNING COMMISSION DIRECTOR
 Date: 6/28/13 Fee Paid



APPROVED FOR TRANSFER
 No On-Lot Sewage
 Zanesville-Muskingum Co. Health Department
 Date: 6/28/13

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.