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LANDMARK SURVEYS

7 Cambridge Road
Coshocton, Ohio 43812



EARL R. DONAKER, P.S.

(614) 623-0993

1-800-842-3264

STEPHEN G. GRANDSTAFF

7.370 Acres

TRACT 1

Being 7.193 acres, more or less, part of parcel 08-20-17-18, in the southeast quarter of section 17, in the third quarter of township 11 north, range 13 west, Congress Lands, in the township of Brush Creek, in the county of Muskingum, in the State of Ohio, and more particularly described as follows:

Commencing at an 1/2" rebar found at the center of section 17;

thence, with the east & west quarterline, S.82°41'23"E. 312.75' to a point in the centerline of S.R. 555, Center Road, said point being the TRUE POINT OF BEGINNING;

thence, continuing with the east & west quarterline the following 2 courses:

1. thence, continuing S.82°41'23"E. 36.27' to a 5/8" steel pin set;
2. thence, continuing S.82°41'23"E. 310.10' to a point;

thence, with the west right-of-way line of the abandoned Cannelville Branch Railroad, now owned by Goss Realty Corporation, 707/117, the following 4 courses:

1. thence, S.24°38'12"E. 6.47' to a 5/8" steel pin set;
2. thence, continuing S.24°38'21"E. 312.84' to a point in a wild cherry tree;
3. thence, with a curve to the right having the following properties:
Delta = 23°00'00"; Radius = 1111.26'; Arc = 446.09'; Long Chord = S.13°08'21"E. 443.10' to a 5/8" steel pin set;
4. thence, S.01°38'21"E. 64.10' to an 1/2" rebar found;

thence, with the property line of Keith C. Bell, 1054/210, the following 2 courses:

1. thence, N.79°15'50"W. 393.77' to an 1/2" rebar found;
2. thence, continuing N.79°15'50"W. 40.00' to a point in the centerline of S.R. 555, Center Road;

thence, with the centerline of S.R. 555, Center Road, the following 2 courses:

1. thence, N.12°10'13"W. 546.47' to a point;
2. thence, with a curve to the right having the following properties:
Delta = 04°21'54"; Radius = 2864.79'; Arc = 218.25'; Long Chord = N.09°59'16"W. 218.20' to the TRUE POINT OF BEGINNING, containing 7.193 acres, more or less, including public road right-of-way and is subject to all easements, rights-of-way, or restrictions, whether recorded or implied.

continued

727 Cambridge Road
Coshocton, Ohio 43812



LANDMARK SURVEYS

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continued

TRACT 2

Being 0.177 acres, more or less, part of parcel 08-20-17-18, in the southeast quarter of section 17, in the third quarter of township 11 north, range 13 west, Congress Lands, in the township of Brush Creek, in the county of Muskingum, in the State of Ohio, and more particularly described as follows:

Commencing at an 1/2" rebar found at the center of section 17;

thence, with the east & west quarterline, the following 4 courses:

1. thence, S.82°41'23"E. 312.75' to a point in the centerline of S.R. 555, Center Road;
2. thence, continuing S.82°41'23"E. 36.27' to a 5/8" steel pin set;
3. thence, continuing S.82°41'23"E. 310.10' to a point;
4. thence, continuing S.82°41'23"E. 76.60' to a 5/8" steel pin set, said 5/8" steel pin set being the TRUE POINT OF BEGINNING;

thence, continuing with the east & west quarterline, S.82°41'23"E. 57.91' to a point in Brush Creek;

thence, with the property line of Y & R Enterprises, 954/79, S.14°46'52"E. 290.67' to a 5/8" steel pin set;

thence, with the east right-of-way line of the abandoned Cannelville Branch Railroad, now owned by Goss Realty Corporation, 707/117, the following 2 courses:

1. thence, with a curve to the left having the following properties:
Delta = 01°51'49"; Radius = 1176.26'; Arc = 38.26'; Long Chord = N.23°42'06"W. 38.26' to a 5/8" steel pin set;
2. thence, N.24°38'12"W. 278.77' to the TRUE POINT OF BEGINNING, containing 0.177 acres, more or less, and is subject to all easements, rights-of-way, or restrictions, whether recorded or implied.

Bearings are based on Deed Book 737, page 41, and are for angular calculations only. S.85°00'00"E. All 5/8" steel pins set are 30" long.

Pertinent documents: tax maps: 08-20; deeds: 719/274, 737/41, 954/79, 1054/210, 989/575, 1039/374, 500/211, 534/34, 464/426, 103/631; surveys by: John G. Eppley, R.L. Daniels, John R. Marshall, W.J. Biedenbach; R/W plans: S.R. 555, SH 873, SEC. C. sheets 1 & 2 of 5, Cannelville Branch Railroad, V-305/15g.

Prior deed: 1053/361, 719/274.

Description and plat by **Earl R. Donaker, Professional Surveyor, #7142**, from a survey of the premises on January 22, in the year of our Lord one thousand nine hundred and ninety-three.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. L. Nambl
1-26-93

PROPERTY IS SUBJECT TO
EASEMENTS, RIGHTS-OF-WAY,
OR RESTRICTIONS, WHETHER
RECORDED OR IMPLIED.

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Coshocton, Ohio 43812

LANDMARK SURVEYS

EARL R. DONAKER, P.S.

tel: (614) 623-0993
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0 50 100 150 200
SCALE: 1" = 100'
ORIGINAL PLAT 11" X 17"

Pertinent documents: Tax maps: 08-20

Deeds: 719/274, 737/41, 954/79, 1054/210,

989/575, 1039/374, 500/211, 534/34,

464/426, 103/631

Surveys by: John G. Eppley, R.L. Daniels
John R. Marshall, W.J. Biedenbach

SR 555, S.H. 873, SEC. C, sheet 1 & 2 of 5
Railroad plans: Cannelville Branch, V-305/15g

Bearings are based on D.B. 737/41
S. 85°00'00"E. and are for angular
calculations only.

● - All 5/8" steel pins set are 30"
long, plastic cap marked "ERD 7142"

● - 1/2" rebar found

⊙ - axle found

• - point

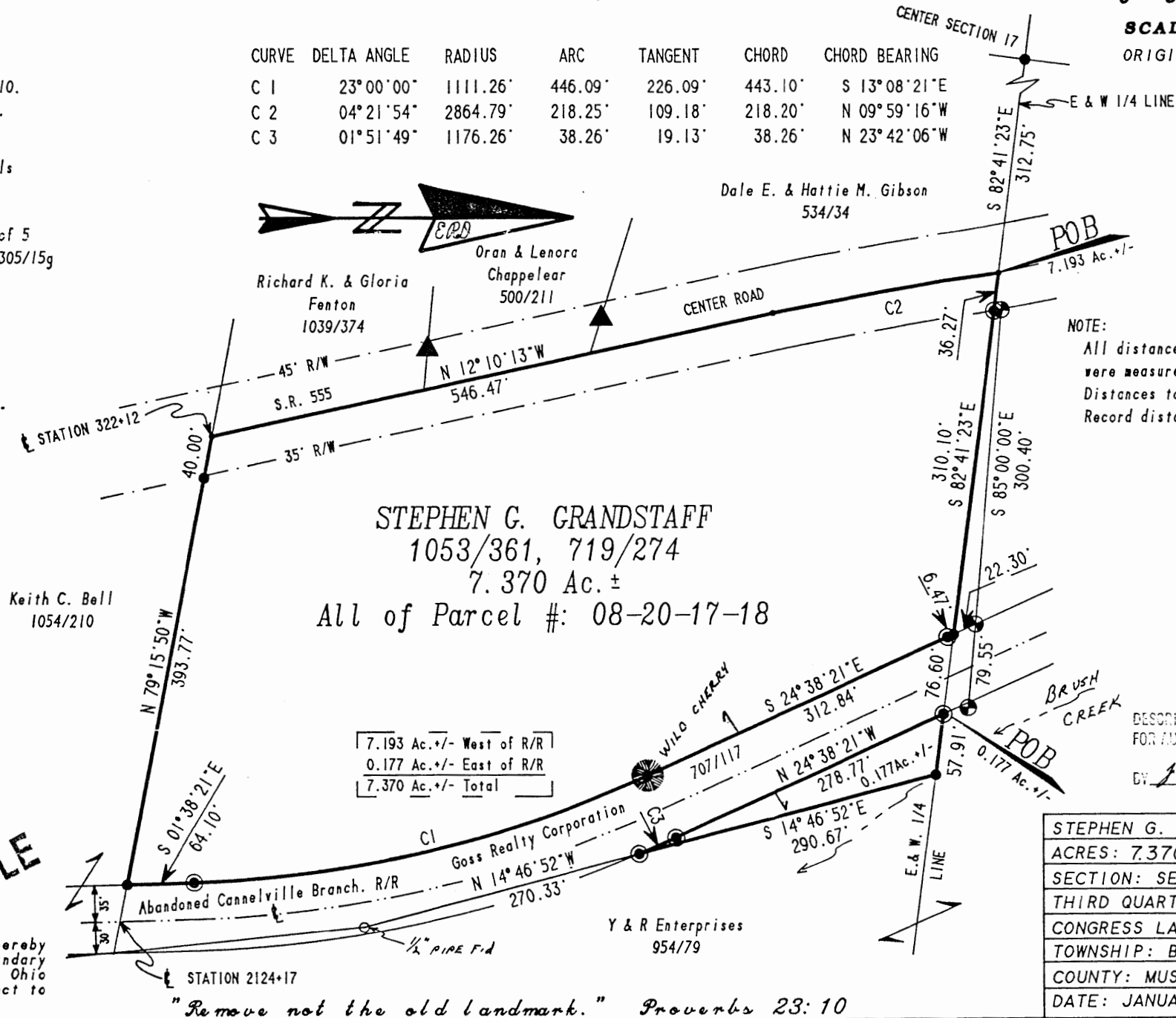
▲ - 1" bolt found



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I, Earl R. Donaker, P.S. 7142, hereby
certify this plat to represent a boundary
survey pursuant to Chapter 4733-37, Ohio
Administrative Code, and to be correct to
the best of my knowledge and belief.

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	23°00'00"	1111.26'	446.09'	226.09'	443.10'	S 13°08'21"E
C 2	04°21'54"	2864.79'	218.25'	109.18'	218.20'	N 09°59'16"W
C 3	01°51'49"	1176.26'	38.26'	19.13'	38.26'	N 23°42'06"W



NOTE:
All distances between monumentation
were measured.
Distances to points were calculated.
Record distances as marked. (Rec.)

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY: *J. E. Namb*
1-26-93

STEPHEN G. GRANDSTAFF
ACRES: 7.370 +/- TOTAL
SECTION: SE 1/4, 17
THIRD QUARTER, T 11N, R 13W.
CONGRESS LANDS
TOWNSHIP: BRUSH CREEK
COUNTY: MUSKINGUM, OHIO
DATE: JANUARY 22, 1993

"Remove not the old landmark." Proverbs 23: 10