

Cambridge Road
Ashocton, Ohio 43812



LANDMARK SURVEYS
EARL R. DONAKER, P.S.

08-70-08-12-007

(614) 623-0993
1-800-842-3264

J.J. DETWEILER ENTERPRISES, INC. 2.982 Acres

Being 2.982 acres, more or less, part of parcel 08-08-70-08-12, in the northeast quarter of section 8, in the fourth quarter of township 10 north, range 13 west, Congress Lands East of the Scioto River, in the township of Brush Creed, in the county of Muskingum, in the State of Ohio, and more particularly described as follows:

Commencing at a 5/8" steel pin found at the northeast corner of section 8;

thence, along the section line, the following 3 courses:

1. thence, N.88°33'21"W. 723.23' to a point in the centerline of SR 555;
2. thence, continuing N.88°33'21"W. 34.46' to a 5/8" steel pin found;
3. thence, continuing N.88°33'21"W. 277.38' to a 5/8" steel pin set, said 5/8" steel pin set being the TRUE POINT OF BEGINNING;

thence, through the property of J.J. Detweiler Enterprises, Inc., 1070-229, the following 4 courses:

1. thence, S.01°08'06"E. 308.78' to a 5/8" steel pin set;
2. thence, S.88°51'54"W. 555.58' to a 5/8" steel pin found;
3. thence, N.01°09'46"E. 50.00' to a 5/8" steel pin found;
4. thence, continuing N.01°09'46"E. 30.00' to a point in the centerline of TR 135;

thence, along the centerline of TR 135, the following 5 courses:

1. thence, N.60°45'00"E. 68.62' to a point;
2. thence, N.55°13'13"E. 164.14' to a point;
3. thence, N.57°40'54"E. 89.56' to a point;
4. thence, N.49°44'59"E. 45.96' to a point;
5. thence, N.39°49'35"E. 52.43' to a point;

thence, along the section line, the following 2 courses:

1. thence, S.88°33'21"E. 30.00' to a 5/8" steel pin set;
2. thence, continuing S.88°33'21"E. 178.76' to the TRUE POINT OF BEGINNING, containing 2.982 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.

Bearings are based on a survey by Roger W. Claus, September 28, 1992, S.88°33'21"E. and are for angular calculations only. All 5/8" steel pins set are 30" long with plastic cap marked "E.R.D. 7142".

Pertinent documents: tax maps; deeds: 1070-229, 1081-298; surveys by: Roger W. Claus.

Prior deed: 1070-229.

Description and plat by Landmark Surveys, Inc. Earl R. Donaker, Professional Surveyor, #7142, from a survey of the premises in the month of June, in the year of our Lord one thousand nine hundred and ninety-four.

**OFFICE COPY
NOT RECORDABLE**

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY A. L. Smith
6-20-94

Remove not the old landmark. Proverbs 23:10

the best of my knowledge

DATE: JUNE, 1994

Description of Parcel 7

OFFICE COPY
NOT RECORDABLE

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek, being in the northeast quarter of Section 8, Range 13 West, Township 10 North, of "The Congress Lands East of the Scioto River", and being bounded and described as follows:

Commencing for reference at an iron pin set at the northeast corner of Section 8 (Note: Reference bearing on the east line of Section 8 used as South 01°41'10" West.);

thence, with the north line of Section 8, North 88°33'21" West a distance of 723.23 feet to a point in centerline of State Route 555, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning with the centerline of State Route 555, the following three courses:

- (1) South 19°37'36" East a distance of 85.90 feet to a point;
- (2) thence South 21°31'04" East a distance of 86.23 feet to a point;
- (3) thence South 18°44'22" East a distance of 138.96 feet to a point;

thence, leaving the road, South 88°51'54" West a distance of 966.40 feet to an iron pin set, passing through two iron pins set at distances of plus 30.00 feet and plus 130.00 feet, respectively;

thence North 01°09'46" East a distance of 80.00 feet to a point in the centerline of Township Road No. 135 (Haver Hill Road), passing through an iron pin set at a distance of plus 50.00 feet;

thence, with the centerline of Township Road No. 135, the following five courses:

- (1) North 60°45'00" East a distance of 68.62 feet to a point;
- (2) thence North 55°13'13" East a distance of 164.14 feet to a point;
- (3) thence North 57°40'54" East a distance of 89.56 feet to a point;
- (4) thence North 49°44'59" East a distance of 45.96 feet to a point;
- (5) thence North 39°49'35" East a distance of 52.43 feet to a point;

thence, with the north line of Section 8, South 88°33'21" East a distance of 520.60 feet to the Point of Beginning, passing through an iron pin set at a distance of plus 30.00 feet and passing through an iron pin found at a distance of plus 486.14 feet, respectively;

containing 5.482 acres, more or less, out of Parcel No. 08-08-70-08-12-000.

Subject to all legal right-of-ways, easements, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of State Route 555.

Subject to the right-of-way of Township Road No. 135.

Subject to the 100 year Flood Plain restrictions.

Subject to any facts that may be disclosed by a full and accurate title search.

Subject to a 40.00 feet wide easement being reserved unto the grantor, his heirs, and/or assigns, forever. Said easement is for the purposes of running utilities to other parcels of land on or near Township Road No. 135. Said easement runs in an east-west direction across the northwest end of the above described property with the north line of said easement being the centerline of Township Road No. 135. Containing 0.386 acres, more or less, of easement.

Subject to another 40.00 feet wide easement being reserved unto the grantor, his heirs, and/or assigns, forever. Said easement is for the purposes of running utilities to other parcels of land on or near State Route 555. Said easement runs in a north-south direction across the east end of the above described property with the east line of said easement being the centerline of State Route 555. Containing 0.286 acres, more or less, of easement.

All iron pins set are rebar with yellow caps labeled "Claus 6456".

The bearings in this description are for angle calculations only and are based on the north line Section 8 used as an assumed bearing of South 88°33'21" East.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of September 30, 1992.

Prior Deed: Deed Volume _____, Page _____.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

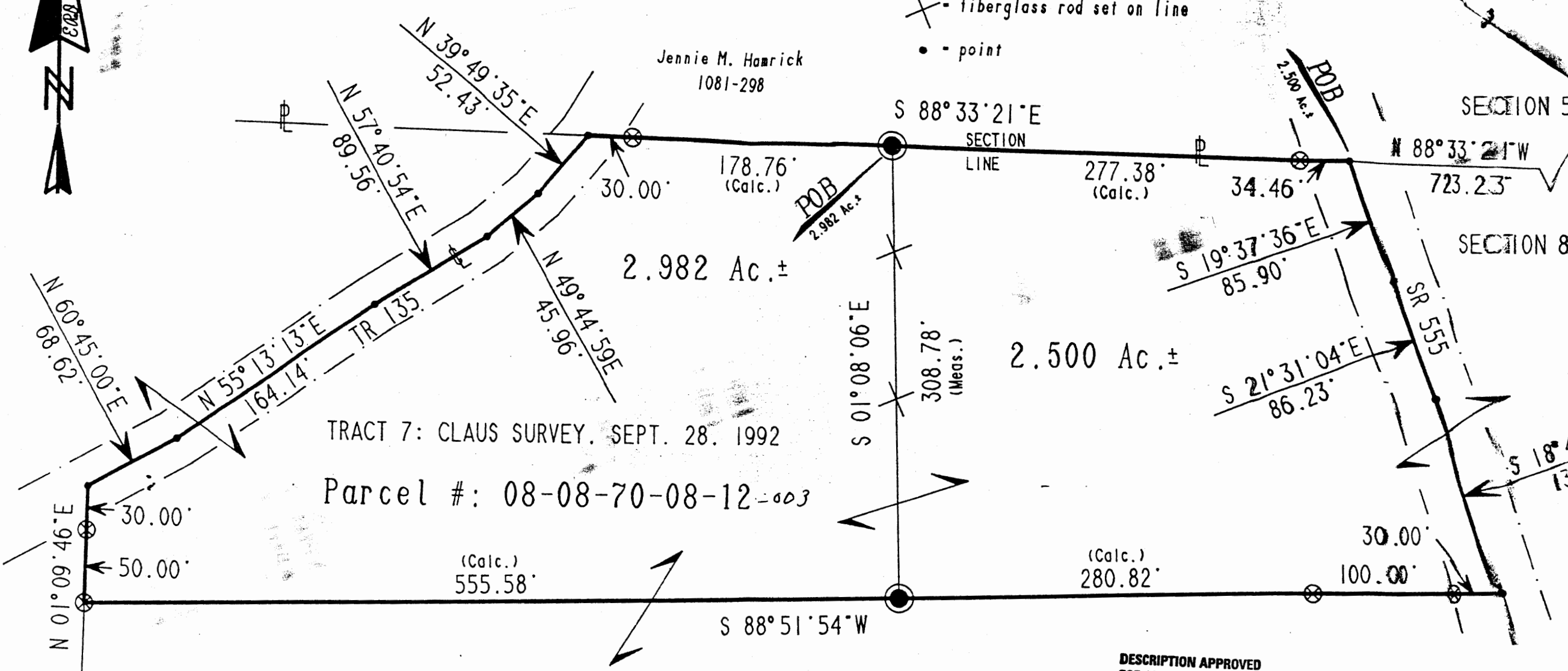
BY J. L. Hambl
10-08-92

OFFICE COPY
NOT RECORDABLE

Surveys by: Roger W. Claus

- ⊗ = 5/8" steel pin found
- ✕ = fiberglass rod set on line
- = point

Jennie M. Hamrick
1081-298



TRACT 7: CLAUS SURVEY. SEPT. 28. 1992
Parcel #: 08-08-70-08-12-003

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY AL Swinhart
6-20-94 KE

J. J. DETWEILER ENTERPRISES, INC.
1070-229

NOTE:
All distances are of record,
except as marked.

J. J. DETW
ACRES: 2
SECTION:
FOURTH Q
CONVEY

OFFICE COPY
NOT RECORDABLE

STATE OF OHIO
EARL R. DONAKER
S-7142
REGISTERED
PROFESSIONAL SURVEYOR

Earl R. Donaker. P. S. 7142. here