

08-70-09-05

DEED DESCRIPTION

4.196 ACRES

HEIRS and ASSIGNS OF ALBERT P. DOZER PROPERTY [PART]

BEING A PART OF AN ORIGINAL 80 + - ACRE TRACT IN THE NORTHEAST QUARTER OF SECTION # 9, TOWNSHIP 10 NORTH, RANGE 13 WEST, BRUSH CREEK TOWNSHIP, MUSKINGUM COUNTY, OHIO [ALSO BEING A PART OF THE PROPERTY OF THE HEIRS and ASSIGNS OF ALBERT P. DOZER OF DEED BOOK 113, PAGE 251 OF THE MUSKINGUM COUNTY RECORDER, DEED DATED APRIL 14, OF THE YEAR 1897] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION # 9 [SAID IRON PIN SET IS A COMMON CORNER BETWEEN THE PROPERTIES OF CHARLES and RUTH McLAUGHLIN OF DEED BOOK 1157, PAGE 654 AND RICHARD P. GROVES et. al. OF OFFICIAL RECORD BOOK 2204, PAGE 17];

COURSE # 1

THENCE, FROM SAID "BEGINNING" POINT, LEAVING SAID "McLAUGHLIN" PROPERTY AND SAID "GROVES" PROPERTY, S 86° 39' 50" E 426.82 FEET, IN THE NORTH LINE OF SECTION # 9, TO A RAILROAD SPIKE SET IN THE EXISTING CENTER OF DOZER RIDGE ROAD AND IN THE WESTERLY BOUNDARY OF THE PROPERTY OF LARRY W. and DIANE J. MAYLE OF DEED BOOK 663, PAGE 66 AND DEED BOOK 723, PAGE 78 [SAID "RAILROAD SPIKE SET" BEARS N 86° 39' 50" W 906.60 FEET FROM AN EXISTING CORNER STONE, [MARKED WITH A CROSS NOTCH], MARKING THE NORTHWEST CORNER OF THE PROPERTY OF PAUL SWINGLE et. al. OF OFFICIAL RECORD BOOK 1861, PAGE 679, PASSING AN IRON PIN SET AT 396.82 FEET;

THENCE THE FOLLOWING COURSES ARE TO POINTS IN THE EXISTING CENTER OF "DOZER RIDGE ROAD" AND ARE ALSO IN THE WEST BOUNDARIES, RESPECTIVELY, OF THE AFORESAID "MAYLE" PROPERTY AND THE PROPERTY OF DENNIS A. and ROSE MARY BACK OF DEED BOOK 702, PAGE 339;

COURSE # 2

S 30° 30' 42" W 613.82 FEET;

COURSE # 3

S 25° 55' 00" W 58.39 FEET;

COURSE # 4

S 19° 14' 00" W 58.90 FEET;

COURSE # 5

S 12° 39' 00" W 56.80 FEET;

COURSE # 6

S 1° 24' 00" W 57.90 FEET;

COURSE # 7

S 15° 21' 00" E 53.80 FEET TO A POINT IN THE NORTH BOUNDARY OF A CERTAIN 0.6 + - ACRE PARCEL OF THE PROPERTY OF ROBERT K. RUECKERT, Jr. and NICHOLLE RUECKERT OF OFFICIAL RECORD BOOK 2193, PAGE 108;

COURSE # 8

THENCE, LEAVING "DOZER RIDGE ROAD" AND SAID "BACK" PROPERTY, N 61° 11' 54" W 126.45 FEET TO AN IRON PIN SET IN THE NORTHWEST CORNER OF SAID "RUECKERT" PROPERTY, IN THE WEST LINE OF THE NORTHEAST QUARTER OF

SECTION #9 AND IN THE EAST BOUNDARY OF THE PROPERTY OF CLAY CITIES ENTERPRISES, INC. OF DEED BOOK 697, PAGE 149, PASSING AN IRON PIN SET AT 62.30 FEET;

COURSE # 9

THENCE, LEAVING SAID "RUECKERT" PROPERTY, N 3° 03' 19" E 767.14 FEET, IN THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION #9 AND IN THE EASTERLY BOUNDARIES, RESPECTIVELY, OF SAID "CLAY CITIES ENTERPRISES, INC." AND THE AFORESAID "RICHARD P. GROVES, et. al." PROPERTY, TO AN "IRON PIN SET" AND THE "PLACE OF BEGINNING" OF THIS 4.196 ACRES PARCEL, PASSING AN EXISTING CORNER STONE MARKING THE, OCCUPIED, SOUTHEAST CORNER OF THE AFORESAID "GROVES" PROPERTY AT 63.67 FEET.

THE PARCEL AS DESCRIBED CONTAINS 4.196 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

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

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION #9 AS BEING N 3° 03' 19" E 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 JULY 25, 2009. SEE THE PLAT ATTACHED.

OFFICE COPY
NOT RECORDABLE

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



Wayne A. Knisley
WAYNE A. KNISLEY
OHIO REGISTERED SURVEYOR # 7231
DATE: JULY 25, 2009

DESCRIPTION
APPROVED
By: *Wayne A. Knisley*

PLAT OF SURVEY

BEING A PART OF AN 80 +- ACRE TRACT IN THE NORTHEAST QUARTER OF SECTION #9, TOWNSHIP 10 NORTH, RANGE 13 WEST, BRUSH CREEK TOWNSHIP, MUSKINGUM COUNTY, OHIO. ALSO BEING THE REMAINDER OF THE PROPERTY OF THE HEIRS AND ASSIGNS OF ALBERT P. DOZER OF DEED BOOK 113, PAGE 251, DEED DATED APRIL 14, OF THE YEAR 1897.

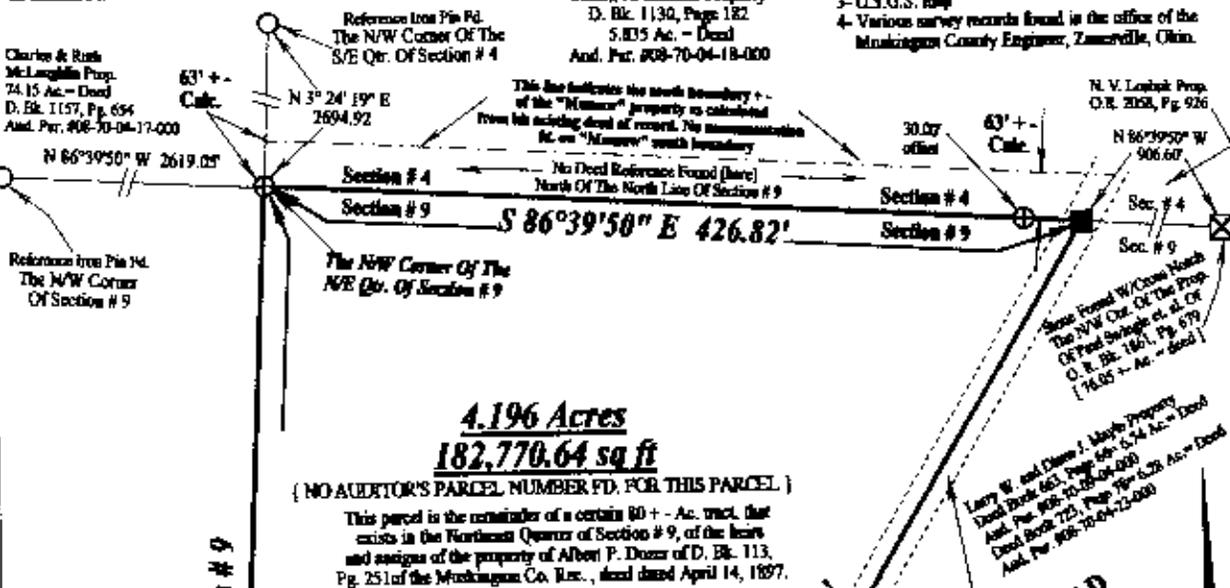
BASIS OF BEARINGS

All bearings shown herein are based on the west line of the N/E Quarter of Section #9 as being N 3° 00' 19" E is. All bearings shown herein are to an assumed meridian and are used to describe angles only.

Sharon A. Messner Property
D. Bk. 1130, Page 182
5.835 Ac. - Deed
Aud. Par. #08-70-04-18-000

PERTINENT DOCUMENTS AND SOURCES OF DATA USED:

- 1- Deed references as shown
- 2- Brush Creek Township tax maps
- 3- U.S.G.S. map
- 4- Various survey records found in the office of the Muskingum County Engineer, Zanesville, Ohio.



4.196 Acres
182,770.64 sq ft

(NO AUDITOR'S PARCEL NUMBER FD. FOR THIS PARCEL.)

This parcel is the remainder of a certain 80 +- Ac. tract, that exists in the Northeast Quarter of Section #9, of the heirs and assigns of the property of Albert P. Dozer of D. Bk. 113, Pg. 251 of the Muskingum Co. Rec., deed dated April 14, 1897.

Id	Bearing	Distance
L1	S 25° 55' 00" W	58.39'
L2	S 19° 14' 00" W	58.90'
L3	S 17° 59' 00" W	56.80'
L4	S 1° 24' 00" W	57.90'
L5	S 15° 21' 00" E	53.80'

DOZER RIDGE ROAD
(Gravel surfaced)
R/W width not found

Larry W. and Diane J. Mayle Property
Deed Book 663, Page 66 = 6.74 Ac. = Deed
Aud. Par. #08-70-09-04-000
Deed Book 723, Page 78 = 6.28 Ac. = Deed
Aud. Par. #08-70-04-23-000

- Notes:**
- 1- This, subject, "4.196 Acre Parcel" is subject to all legal highways and easements of record.
 - 2- All distances are measured unless otherwise shown herein.
 - 3- This plat is a derivative of a field survey made by A & E Surveying as of the date shown hereon.

Note:
This, subject, "4.196 Acre Parcel" is not in a flood hazard area. See FIRM Panel #390425 0175 C.

Richard P. Groves et. al. Property
(40 Acres = Deed) O. R. Bk. 2204, Pg. 17
Aud. Par. #08-70-09-06-000

The West Line Of The N/E Quarter Of Section #9

Existing Corner Stone marking the, occupied, S/E corner of the prop. of Richard E. Groves et. al. of O. R. Bk. 2204, Pg. 17

City Ohio Enterprises, Inc.
Property, 39 Ac. = Deed
Deed Bk. 657, Page 149
Aud. Par. #08-70-08-08-000

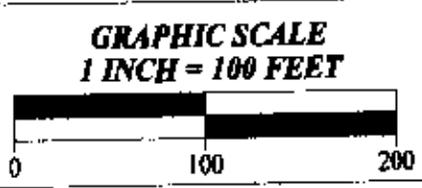
Dennis A. and Rose Mary Beck Property - 6.74 Ac. = Deed
Deed Book 702, Page 339
Aud. Par. #08-70-09-03-000

DOZER RIDGE ROAD
(Gravel surfaced)
R/W width not found

Robert E. Raschert, Jr. and Nichelle Raschert Property
0.6 Ac. = Deed, O.R. Bk. 2193, Page 108
Aud. Par. #08-70-09-09-000

Legend

- ⊕ IRON PIN SET= 5/8" INCH BY 30" INCH STEEL ROD W/PLASTIC ID. CAPS MARKED KNISLEY 7231
- EXISTING IRON
- POINT (NOTHING SET)
- OLD, WOVEN WIRE, FENCE
- ⊗ EXISTING CORNER STONE



JOB # G200905GP2
Survey For: "Groves et. al."

A & E Surveying
P. O. Box 420, Somerset, Ohio 43083
Ph. -740-743-2700 Fax -740-743-605-000
Wayne A. [Signature]
Date: July 25, 2009

NOT RECORDED

DESCRIPTION APPROVED
By: [Signature]