

# BISCHOFF MILLER & ASSOCIATES, LLC

Consulting Engineers & Surveyors

## DESCRIPTION OF THE 19.999 ACRES TO BE ANNEXED FROM CASS TOWNSHIP, MUSKINGUM COUNTY, OHIO INTO THE VILLAGE OF DRESDEN, MUSKINGUM COUNTY, OHIO

Situated in the Silliman tract in the First Quarter of Township Three, Range Eight, U.S. Military Lands, Township of Cass, County of Muskingum, State of Ohio, and starting at the southeast corner of Megan R. Baker property as described in Deed Book 1865, page 364 of the Muskingum County Recorder's Office, said point is also the southeast corner of the Nancy J. Stevens property that was excepted out of the Baker property as described in said Recorder's Records, Deed Book 1108, page 397, and was formerly the center of a bridge over the Wakatomika Creek, and proceeding North 87°26' West, 100.00 feet along the south property line of the Nancy J. Stevens property, said point being on the corporation line of the Village of Dresden and at the center of Wakatomika Creek and the southwest corner of the Stevens property and being the True Point of Beginning;

thence North 88°46'23" West, 137.65 feet to the southwest corner of the Baker property, said point being on the corporation line of the Village of Dresden in the center of the Wakatomika Creek;

thence North 03°23'05" West, 436.60 feet along the west property line of the Baker property to a point in the east brim of the old canal, passing an iron pin set at 65.13 feet, said point being the northwest corner of the Baker property and the southwest corner of the Kullman property, with an axle found North 82°21'23" East, 27.02' of said property corner, and continuing North 03°23'05" West, 289.40 feet along the west property line of the Michael K. and Kimberlin M. Kullman property as described in said Recorder's Records, Deed Book 1089, page 161 to a point in the south line of Lot 5 of the George Adams Subdivision of record in Plat Book 2, page 6 of said Recorder's Records, said point being marked by a found axle in a 2003 survey for the property described in said Recorder's Records, Deed Book 1807, page 702;

thence North 22°21'59" East, 109.01 feet to a point in the center of Bottom Road; passing an iron pin at 80.02 feet along the property line of Keith and Lori Cody as described in said Recorder's Records, Deed Book 1858, page 185.

thence North 53°27'51" East, 20.00 feet to a point in the Madison Cass LLC property as described in said Recorder's Records, Deed Book 1807, page 729; thence North 36°32'09" West 100.45 feet in the Madison Cass LLC property as described in said Recorder's Records, Deed Book 1807, page 729 and 720 and North 37°32'40" West, 44.83 feet in the Madison Cass LLC property as described in said Recorder's Records, Deed Book 1807, page 720.

thence North 38°54'40" West, through Madison Cass LLC property as described in said Recorder's Records, Deed Book 1807, page 720, 723, and 726 and Cass Sewer and Water LLC as described in said Recorder's Records, Deed Book 1807, page 708, 289.82 feet to a point in the west property line of the Cass Sewer and Water LLC property being the west line of Lot 5 and

the centerline of abandoned railroad, said point being 20.00 feet northeast of the centerline of Bottom Road;

thence North 12°25'31" East, 729.37 feet along the west property line of the Cass Sewer and Water LLC property to a found iron pin at the northwest corner of said property;

thence South 72°30'00" East, 878.59 feet along the north line of Cass Sewer and Water property and the Madison Cass property, as described in said Recorder's Records, Deed Book 1807, page 729 to an iron pin at the west right-of-way line of Dresden Road, passing an iron pin at 385.18 feet;

thence South 17°30'25" West, 835.49 feet along the Dresden Road west right-of-way line to a point in the north line of the James Wilbur property as described in said Recorder's Records, Deed Book 756, page 108, and the south line of the Madison Cass property;

thence North 72°29'55" West, 279.63 feet passing an iron pin at 39.05 feet along the north line of the Wilbur property to a found axle at the northwest corner of said property;

thence South 00°37'21" West, 201.37 feet along the west line of the Wilbur property to a found axle on the southwest corner of the Wilbur property;

thence North 87°29'55" West, 64.81 feet to a point, said point being the northeast corner of the Kullman property as described in said Recorder's Records, Deed Book 1089, page 161;

thence South 06°29'57" East, 35.14 feet as described in said Recorder's Records, Deed Book 1807, page 699 in the eastern line of the Kullman property, to a point in the centerline of Bottom Road.

thence South 06°29'57" East along the eastern line of the Kullman property, 218.55' to an iron pin set at the southeast corner of the Kullman property and the northeast corner of the Baker property;

thence continue South 06°29'57" East along the Baker property, 102.99 feet to a found iron pin in the northeast corner of the Stevens property;

thence South 88°30'03" West, 85.00 feet to the northwest corner of the Stevens property;

thence South 04°13'33" East, 363.39 feet to the southwest corner of the Stevens property and the southeast corner of the Baker property with the Stevens property excepted out, passing a set iron pin at 305.77 feet, said point being the point of beginning containing 20.77 acres more or less and subject to all easements, conditions, restrictors, covenants, and provisions of record.

**OFFICE COPY**  
**NOT RECORDABLE**  
Edward A. Bischoff, P.S. #5206  
Date 25 Jan 2012

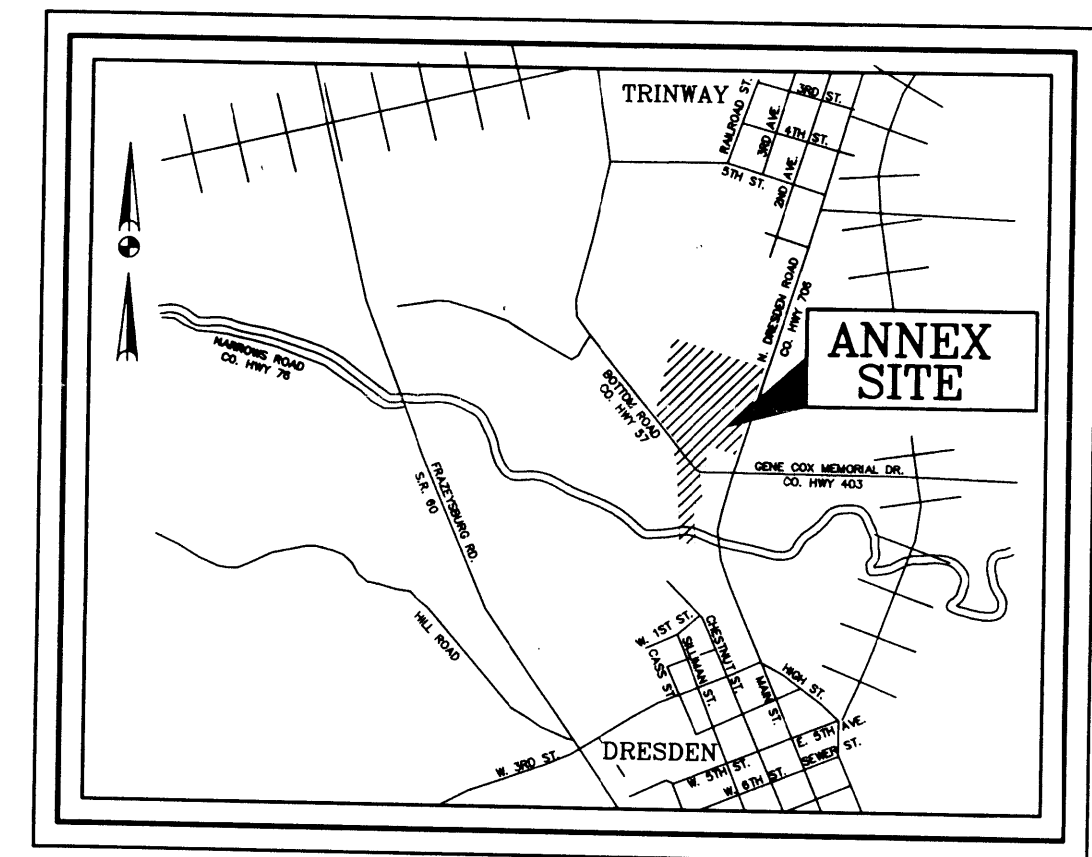
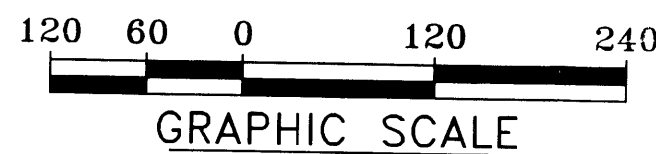
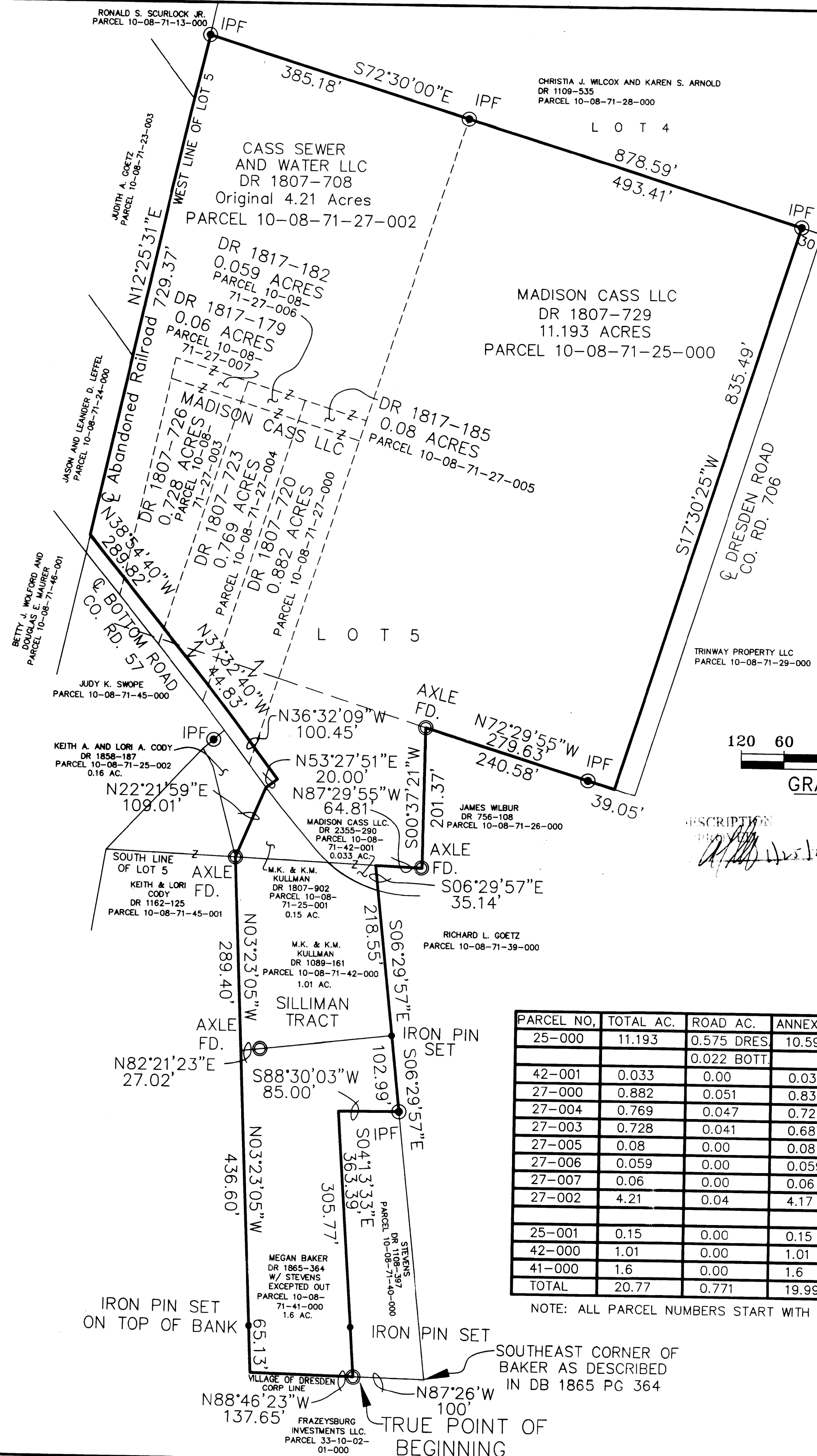
DESCRIPTION  
APPROVED  
By: *[Signature]* 1/25/2012



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# FIRST QUARTER, TOWNSHIP 3, RANGE 8, U.S. MILITARY LANDS, CASS TWP., MUSKINGUM COUNTY, OHIO

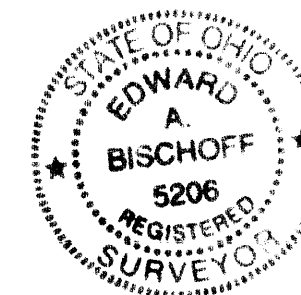
## ANNEXATION MAP FOR THE 19.999 AC. ANNEXED FROM CASS TOWNSHIP, MUSKINGUM COUNTY, OHIO INTO THE VILLAGE OF DRESDEN, MUSKINGUM COUNTY, OHIO



BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 5 BEING NORTH 87°30'00" WEST AS SHOWN IN SAID PLAT BOOK 2 PAGE 6.

### CERTIFICATION OF SURVEYOR

I HEREBY CERTIFY THAT THE ANNEXATION PLAN WAS PREPARED FROM AN ACTUAL SURVEY OF THE LANDS IN ACCORDANCE WITH CHAPTER 4733.37 OF THE ADMINISTRATIVE CODE.



Edward A. Bischoff  
EDWARD A. BISCHOFF REGISTERED SURVEYOR NO. S-5206  
DATE 25 Jan 2012

**BISCHOFF MILLER & ASSOCIATES, LLC**  
Consulting Engineers & Surveyors  
80 D GRACE DRIVE  
POWELL, OHIO 43065  
PHONE: (614)361-6794  
FAX: (614)781-1201

Revised August 10, 2012

**11.107 ACRE TRACT**

Situated in the State of Ohio, County of Muskingum, Township of Cass, and being a part of the First Quarter, Township 3 North, Range 8 West of the United States Military Lands, being a part of Lot 5 of George Adams Subdivision as recorded in Plat Book 2, Page 6, and being part or all of the presently owned tracts by the following owners as recorded in the Muskingum County Recorder's Office, Muskingum County Ohio:

1. Cass Sewer and Water LLC, DR 1807-708 4.21 acre tract,
2. Madison Cass LLC, DR 1807-720 0.882 acre tract, DR 1807-723 0.769 acre tract, DR 1807-726 0.728 acre tract, DR 1817-179 0.06 acre tract, DR 1817-182 0.059 acre tract, DR 1817-185 0.08 acre tract, and DR 1807-729 11.193 acre tract:

Beginning, for Reference, at a spike found marking the southeast corner of Lot 5 of the George Adams Subdivision of record in Plat Book 2, page 6 of said Recorder's Records, and being the centerline intersection of Dresden Road – County Road 706 (50' wide) and Bottom Road – County Road 57 (40' wide); thence North  $87^{\circ}29'55''$  West, 392.25 feet on the southerly line of said Lot 5 and the south line of a 1.05 acre tract as conveyed to James Wilbur (DR. 756-108) passing a found axle at 260.03 feet in the southwest corner of Wilbur's land to a Mag Nail set in the centerline of the Bottom Road pavement, said Mag Nail being the northwest corner of a 0.033 acre tract as conveyed to Madison Cass LLC as recorded in DR 2355, Pg. 290, said Mag Nail being the southeast corner of a 0.154 acre tract (deed) as conveyed to Michael K. & Kimberlin M. Kullman as recorded in DR 1807, Pg. 702;

thence on a curve to the right with a Delta of  $9^{\circ}24'41''$ , a Radius of 182.15 feet, an Arc distance of 29.92 feet and a Chord bearing North  $44^{\circ}19'09''$  West, 29.89 feet, along the south line of said 11.193 acre tract, being the north line of said 0.154 acre tract, to a Mag Nail set;

thence following the Bottom Road pavement centerline, along the south line of said 11.193 acre tract, the south line of said 0.882 acre tract, being the north line of said 0.154 acre tract and the north line of a 0.16 acre tract as conveyed to Keith & Lori Cody as recorded in DR 1858, Pg. 185, North  $39^{\circ}37'09''$ , West 70.12 feet to a Mag Nail set, North  $36^{\circ}28'59''$  West 98.18 feet, to a Mag Nail set, and North  $37^{\circ}32'40''$  West 14.40 feet to a Mag Nail set, said Mag Nail being the True Point of Beginning:

thence North  $37^{\circ}32'40''$  West, 71.35 feet, along the south line of said 0.882 acre tract, being the north line of said 0.16 acre tract and the north line of a 1.78 acre tract as conveyed to Judy K. Swope as recorded in DR 1084, Pg. 123, to a Mag Nail set;

Description of 11.107 acre tract continued

thence North  $38^{\circ}54'40''$  West, 273.58 feet, along the centerline of said Bottom Rd. being the south line of said 0.769 acre tract, the south line of said 0.728 acre tract and the south line of said 4.21 acre tract, being the north line of said 1.78 acre tract, to a Mag Nail set in the west line of said Lot 5 being the southwest corner of said Cass Sewer and Water 4.21 acre tract and centerline of an abandoned railroad;

thence North  $12^{\circ}25'31''$  East, 754.98 feet along the said west line of Lot 5 to a  $\frac{3}{4}$ " iron pipe found said iron pipe being the northwest of the Cass Sewer and Water land;

thence South  $72^{\circ}30'00''$  East, 908.59 feet, passing an iron pin at 385.18 feet and 878.59 feet, along the north line of said 4.21 acre tract, the north line of said 11.193 acre tract, being the south line of a tract of land as conveyed to Sylvia Joan Aronhalt as recorded in DR 1109, Pg. 535, also being the north line of said Lot 5, being the south line of Lot 4 of said George Adams Subdivision, to a Mag Nail set in the centerline of Dresden Road;

thence South  $17^{\circ}30'24''$  West, 148.49 feet to a Mag Nail set in the centerline of said Dresden Road;

thence crossing said 11.193 acre tract, along a new division line, the following eleven (11) courses and distances:

North  $72^{\circ}29'35''$  West, 30.00 feet to an iron pin set;

with a curve to the left, Delta  $90^{\circ}00'00''$ , Radius 20.00 feet, Arc 31.42 feet, Chord North  $27^{\circ}29'35''$  West, 28.28 feet to an iron pin set;

North  $72^{\circ}29'35''$  West, 34.53 feet to an iron pin set;

with a curve to the left, Delta  $16^{\circ}43'13''$ , Radius 320.00 feet, Arc 93.38 feet, Chord North  $80^{\circ}51'12''$  West, 93.05 feet to an iron pin set;

North  $89^{\circ}12'48''$  West, 24.16 feet to an iron pin set;

with a curve to the right, Delta  $16^{\circ}42'48''$ , Radius 380.00 feet, Arc 110.85 feet, Chord North  $80^{\circ}51'24''$  West, 110.45 feet to an iron pin set;

North  $72^{\circ}30'00''$  West, 17.68 feet to a point;

South  $12^{\circ}25'31''$  West, 375.53 feet to an iron pin set;

North  $77^{\circ}34'29''$  West, 105.80 feet to an iron pin set;

Description of 11.107 acre tract continued

with a curve to the right, Delta 34°58'33", Radius 385.00 feet, Arc 235.02 feet, Chord South 33°36'03" West, 231.39 feet to a point;

South 51°05'20" West, 155.67 feet crossing into said 0.882 acre tract, to an iron pin set;

thence crossing said 0.882 acre tract, with a curve to the left, Delta 88°38'00", Radius 20.00 feet, Arc 30.94 feet, Chord South 06°46'20" West, 27.94 feet to an iron pin set;

thence South 52°27'20" West, 20.00 feet to the True Point of Beginning containing 483799 square feet or 11.107 acres, more or less, subject to all easements, conditions, restrictions, covenants, and provisions of record.

Bearings are based on the South line of Lot 5 being North 87°29'55" West. All iron pins set are 5/8" rebar, 30" long with yellow plastic cap stamped "J & J Surveying". All references to documents are recorded in the Muskingum County Recorder's Office. This description is based on an actual field survey performed by J & J Surveying under the direction of John W. Wetherill in November 2011.

Auditor's Parcel Number Acreage breakdown of the above referenced tracts:

Parcel Number 10-08-71-27-002, Cass Sewer & Water LLC, DR 1807, Page 708 all of 4.21 acres.

Auditor's Parcel Number 10-08-71-25-000, Madison Cass LLC, DR 1807, Page 729, 4.357 acres out of 11.193 acre tract.

Auditor's Parcel Number 10-08-71-27-000, Madison Cass LLC, DR 1807, Page 720, 0.849 acres out of 0.882 acre tract.

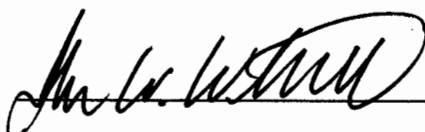
Auditor's Parcel Number 10-08-71-27-004 Madison Cass LLC, DR 1807, Page 723 all of 0.769 acre tract.

Auditor's Parcel Number 10-08-71-27-003 Madison Cass LLC, DR 1807, Page 726 all of 0.728 acre tract.

Auditors' Parcel Number 10-08-71-27-007, Madison Cass LLC, DR 1817, Page 185 all of 0.059 acre tract.

Auditor's Parcel Number 10-08-71-27-006, Madison Cass LLC, DR 1817, Page 182, all of 0.059 acre tract.

Auditor's Parcel Number 10-08-71-27-005, Madison Cass LLC, DR 1817, Page 179, all of 0.076 acres.

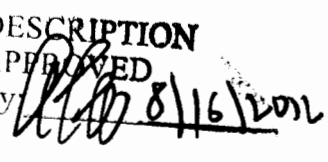


John W. Wetherill P.S. 7811

8/15/12

Date

DESCRIPTION  
APPROVED

By  8/16/2012





# SURVEY & SPLIT OF 11.107 ACRES IN MUSKINGUM COUNTY, OHIO

Situated in the State of Ohio, County of Muskingum, Township of Cass and being in the First Quarter of Township 3, Range 8, United States Military Lands and being a part of Lot 5 of George Adams Subdivision as recorded in Plat Book 2, Page 6, Muskingum County Recorder's Office.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	182.15'	81.05'	80.38'	N 61°46'17" W	25°29'56"
C2	20.00'	31.42'	28.28'	N 27°29'55" W	90°00'00"
C3	20.00'	30.94'	27.94'	S 06°46'20" W	88°38'00"

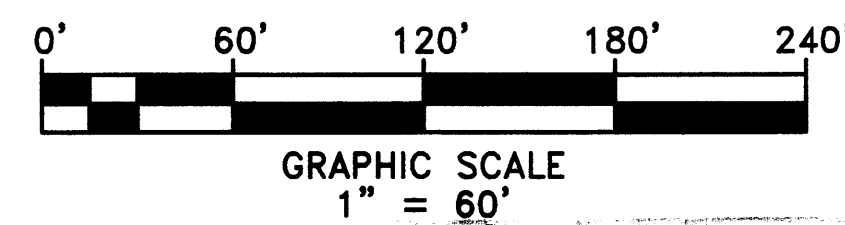
## NOTES:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF THE 16.84 ACRE TRACT BEING SOUTH 72° 30' 00" EAST AS SHOWN IN DEED REFERENCE 1152, PG. 993.

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

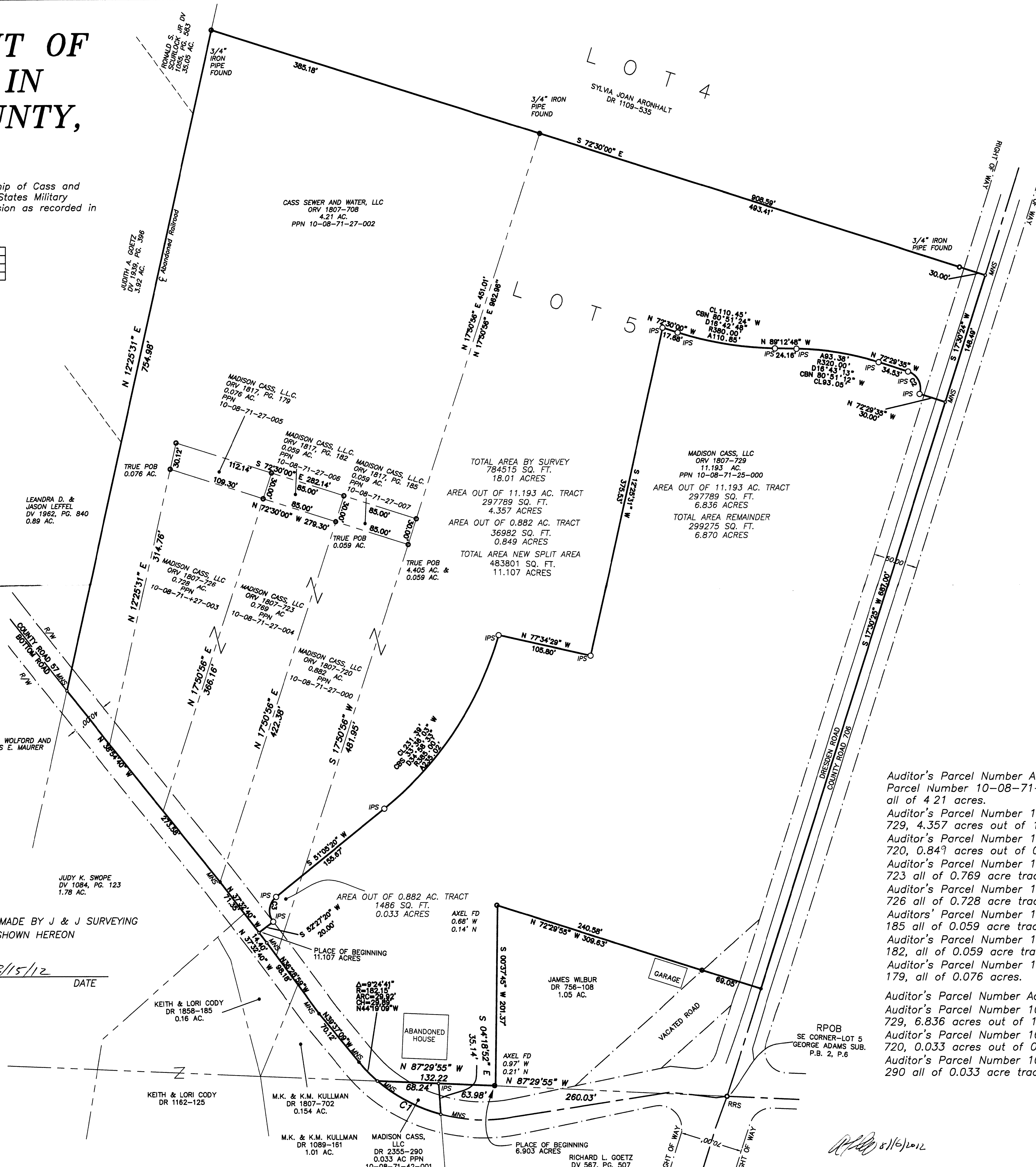
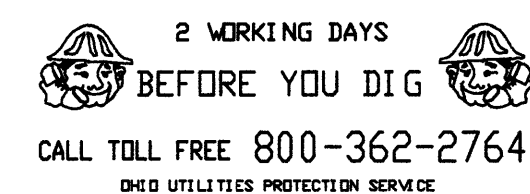
SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, THE OHIO UTILITY PROTECTION SERVICE SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

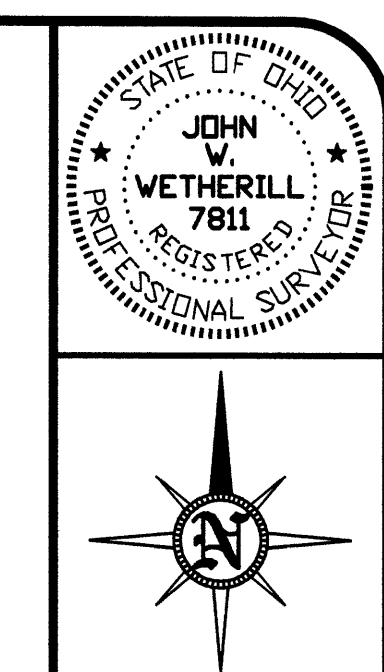


THIS DRAWING WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE BY J & J SURVEYING SERVICES ON 11/15/2011, AND REPRESENTS THE PREMISES SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE.

JOHN W. WETHERILL REG. SURV. 7811 8/15/12 DATE



LEGEND	
1	Lot Numbers
---	Lot Lines
---	Property Lines
---	Centerline
---	Sanitary Sewer
---	Storm Sewer
---	Water Main
---	Gas Main
---	Underground Lines
---	Overhead Lines
---	Electric Lines
---	Telephone Lines
---	Cable TV Lines
---	All Overhead Utilities
---	Ditch Line
E/P	Edge of Pavement
SAN	Sanitary
STM	Storm
MHO	Man Hole
---	Storm Inlet
---	Curb Inlet
CB	Catch Basin
---	Pipe
CO	Clean Out
DSO	Downspout Drain
---	Fire Hydrant
GV	Valve Box
GM	Gas Meter
GV	Gas Valve
WM	Water Meter
WV	Water Valve
EM	Electric Meter
---	Utility Pole
---	Guy Wire
---	Pole Numbers
---	Gas Line Marker
---	Light Pole
---	Yard or Flood Light
---	Telephone Closure
---	Electric Closure
---	Cable Television Closure
---	Bollard
---	Mail Box
---	Handicap
---	Fence
---	Sign
---	CONC Concrete
---	ASPH Asphalt
---	Evergreen Tree
---	Deciduous Tree
---	Stone Found
---	Monument Box
---	Iron Pin Set
---	Iron Pin Found
---	MAG Nail Set
---	Railroad Spike Found
DV	Deed Volume
OR	Official Record
IN	Instrument Number
IPF	Iron Pin Found
IPF	Iron Pipe Found
RRSF	Railroad Spike Found
MNS	MAG Nail Set
DVS	Drill Hole Set
---	Centerline
R/W	Right of Way
PPN	Permanent Parcel Number
ALL MONUMENTS FOUND ARE NOTED WITH SIZE, CONDITION, AND GRADE. ALL IRON PINS SET ARE 5/8" IN DIAMETER W/ CAP STAMPED "J & J SURVEYING"	



DATE	8/15/12
BY	JWW
SCALE	1" = 60'
DATE	7/31/12
BY	JWW
DATE	8/15/12
BY	JWW
DATE	8/15/12
BY	JWW

SURVEY & SPLIT OF  
11.107 ACRES IN  
MUSKINGUM COUNTY,  
OHIO

J. & J. SURVEYING  
SERVICES, INC.  
6515 E. LIVINGSTON AVENUE  
REYNOLDSBURG, OHIO 43068  
PH# (614) 866-9158  
FAX# (614) 866-9132  
© 2012 J. & J. SURVEYING SERVICES, INC.

Auditor's Parcel Number Acreage breakdown for the 11.107 ac tract:  
Parcel Number 10-08-71-27-002, Cass Sewer & Water LLC, ORV 1807, Page 708 all of 4.21 acres.  
Auditor's Parcel Number 10-08-71-25-000, Madison Cass LLC, ORV 1807, Page 729, 4.357 acres out of 11.193 acre tract.  
Auditor's Parcel Number 10-08-71-27-000, Madison Cass LLC, ORV 1807, Page 720, 0.843 acres out of 0.882 acre tract.  
Auditor's Parcel Number 10-08-71-27-004 Madison Cass LLC, ORV 1807, Page 723 all of 0.769 acre tract.  
Auditor's Parcel Number 10-08-71-27-003 Madison Cass LLC, ORV 1807, Page 726 all of 0.728 acre tract.  
Auditor's Parcel Number 10-08-71-27-007, Madison Cass LLC, ORV 1817, Page 185 all of 0.059 acre tract.  
Auditor's Parcel Number 10-08-71-27-006, Madison Cass LLC, ORV 1817, Page 182, all of 0.059 acre tract.  
Auditor's Parcel Number 10-08-71-27-005, Madison Cass LLC, ORV 1817, Page 179, all of 0.076 acres.  
  
Auditor's Parcel Number Acreage breakdown for the 6.903 ac tract:  
Auditor's Parcel Number 10-08-71-25-000, Madison Cass LLC, ORV 1807, Page 729, 6.836 acres out of 11.193 acre tract.  
Auditor's Parcel Number 10-08-71-27-000 Madison Cass LLC, ORV 1807, Page 720, 0.033 acres out of 0.882 acre tract.  
Auditor's Parcel Number 10-08-71-42-001 Madison Cass LLC, ORV 2355, Page 290 all of 0.033 acre tract.