

10-10-25-01-01

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DESCRIPTION FOR THREE SPRINGS FARM INC. IN CASS TOWNSHIP AND MADISON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

TRACT A

Note: The angular variation between lines is based upon an azimuth North as taken from a Polaris Observation with a 90% probability of plus or minus three seconds. All pins indicated are 3/4" X 30" reinforcing bars with aluminum caps. All monuments indicated as set are 4 1/2" concrete monuments with aluminum caps.

Being a tract of land in the First Quarter, Range 7W, Township 3N, Cass Township and Madison Township, Muskingum County, Ohio which is further described as follows;

Beginning at a recovered stone at the Southwest corner of Lot 32 in Coshocton County, said point being on the North line of Cass Township Muskingum County;

thence, with the said North line of Cass Township, Muskingum County, S 88°11'14" E, a distance of three hundred thirty-three and forty-eight hundredths (333.48) feet to a concrete monument set on the west line of the lands of C.S. Hunt 311/516 and at the northeast corner of said Cass Township;

thence, along the West line of the said lands of C.S. Hunt with the following five (5) courses;

1. with the Township Line between Cass Township and Madison Townships, S 19°31'02" W, a distance of two hundred forty-five and forty-eight hundredths (245.48) feet to a set steel pin;

2. with the Township Line between Cass Township and Madison Townships, S 00°30'36" E, a distance of three hundred twenty-one and thirty hundredths ~~21.30~~ (231.30) feet to a set steel pin;

3. with the Township Line between Cass Township and Madison Townships, S 10°02'35" E, a distance of three hundred ninety-six and ninety hundredths (396.90) feet to a set steel pin;

4. leaving said Township Line and entering said Madison Township, S 31°05'29" E, a distance of eight hundred nineteen and ninety-six hundredths (819.96) feet to a concrete monument set on the North bank of the Muskingum River;

5. continuing S 31°05'29" E, a distance of one hundred twenty and no hundredths (120.00) feet to a point in the centerline of the said Muskingum River, said line being the West line of the lands of L.J. Kolb 269/115;

thence, with the said centerline of the Muskingum River and the West line of the lands of L.J. Kold with the following thirteen (13) courses;

1. S 22°15'58" W, a distance of five hundred fifty-three and thirty-nine hundredths (553.39) feet to a point;
2. S 09°37'48" W, a distance of three hundred forty-one and twenty-seven hundredths (341.27) feet to a point;
3. S 08°36'20" E, a distance of six hundred seventy-nine and forty-four hundredths (679.44) feet to a point;
4. S 19°57'33" E, a distance of six hundred sixty-nine and thirty-three hundredths (669.33) feet to a point;
5. S 10°07'06" W, a distance of one hundred ninety-four and thirteen hundredths (194.13) feet to a point;
6. S 64°21'19" W, a distance of four hundred seventy-two and ninety-seven hundredths (472.97) feet to a point;
7. S 46°39'48" W, a distance of three hundred twelve and seventy-three hundredths (312.73) feet to a point;
8. S 42°57'59" W, a distance of four hundred four and ninety hundredths (404.90) feet to a point;
9. S 50°23'19" W, a distance of seven hundred forty-eight and fifteen hundredths (748.15) feet to a point;
10. S 65°14'34" W, a distance of two hundred eighty-three and thirty-four hundredths (283.34) feet to a point;
11. S 79°34'32" W, a distance of two hundred forty-one and twenty-six hundredths (241.26) feet to a point;
12. N 58°51'01" W, a distance of four hundred thirty and eighty-four hundredths (430.84) feet to a point;
13. N 75°46'21" W, a distance of two hundred twenty-one and sixty-three hundredths (221.63) feet to a point on the East line of the lands of Gilbert Cox et al 657/314 and on the said Township Line between Madison and Cass Townships;

thence, along the said lands of the lands of Gilbert Cox et al and with the said Township Line between Madison and Cass Townships the following three (3) courses;

1. N 17°18'27" E, a distance of one hundred forty-nine and seventy-six hundredths (149.76) feet to a concrete monument set on the North bank of the said Muskingum River;
2. Continuing N 17°18'27" E, a distance of nine hundred eighty-seven and fifty-seven hundredths (987.57) feet to a set concrete monument;
3. N 75°16'37" W, a distance of six hundred three and fifty-eight hundredths (603.58) feet to a recovered concrete column at the Southeast corner of the lands of Gray Farms Partnership 781/282;

thence, along the East line of the said lands of Gray Farms Partnership with the following eight (8) courses;

1. with the said Township Line between Madison and Cass Townships, N 58°28'23" W, a distance of six hundred sixty-four and seventy hundredths (664.70) feet to a concrete monument set at the South end of the old Muskingum River channel;

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2. with the said Township Line between Madison and Cass Townships, N 16°11'00" W, a distance of seven hundred fifty and no hundredths (750.00) feet to a point;

3. leaving said Township Line and entering said Cass Township continuing N 16°11'00" W, a distance of six hundred five and eighty-five hundredths (605.85) feet to a concrete monument set on the Northwest bank of said old Muskingum River channel;

4. N 24°18'49" W, a distance of six hundred fifteen and ninety-five hundredths (615.95) feet to a point in a cultivated field;

5. N 18°42'03" W, a distance of four hundred four and fifty-five hundredths (404.55) feet to a point in a cultivated field;

6. N 08°47'41" W, a distance of four hundred and ninety-five hundredths (400.95) feet to a recovered stone;

7. N 88°11'14" W, a distance of seven hundred five and fifty-eight hundredths (705.58) feet to a point;

8. N 01°27'49" W, a distance of three hundred thirteen and twenty-two hundredths (313.22) feet to a concrete monument set on the South line of the lands of the Norfolk and Western Railroad which point is S 01°27'49" E, a distance of two hundred thirty-six and ten hundredths (236.10) feet from a set steel pin at the Southeast corner of Lot 13 in Gray's 1st Addition to the Village of Preston, P.B. 3, Page 72 (Now the Village of Adams Mills);

thence, with the said South line of the lands of the Norfolk and Western Railroad, N 67°13'11" E, a distance of one thousand seven hundred eighty-one and fifteen hundredths (1,781.15) feet to a concrete monument set on the said North line of Cass Township, Muskingum County;

thence, with the said North line of Cass Township, Muskingum County, S 88°11'14" E, a distance of two thousand four hundred fifty-three and one hundredths (2,453.01) feet to the point of beginning.

This tract contains three hundred eighty-four and four hundred six thousandths (384.406) acres, more or less, of which one hundred fifty-eight and nine hundred ninety-five thousandths (158.995) acres are in Cass Township and two hundred twenty-five and four hundred eleven thousandths (225.411) acres are in Madison Township as surveyed by G.A. Stewart, Registered Surveyor #414, July 31, 1984.

This description is intended to convey part of the lands previously transferred from Catherine Scott Hunt, Esther Scott Galloway, Agnus E. Scott, and Ellenor Scott Evans to Three Springs Farm, Inc., 279/439.

Note: The following documents were used as sources of data for the above described survey;

Maps: Gray's 1st Addition to the Village of Preston P.B. 3/72  
Ohio-Erie Canal Land Maps Sheets 111, 112 & 113  
N. & W. RR Maps Sheets 34, 35, 36 & 37  
Conrail RR Maps Sheets 88, 89 & 90

Muskingum County Deeds: 126/127, 134/424, 269/115, 311/516,  
336/114, 393/292, 599/196, 657/314, 705/103, 781/282  
Coshocton County Deeds: 16/177, 47/309, 91/518, 178/598, 200/265,  
242/232, 279/439, 292/179, 300/118, 305/335, 336/348

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSEER  
BY JZ **OFFICE COPY**  
3-24-89 **NOT RECORDABLE**

LINE	BEARING	DISTANCE
1	S 19°31'02"W	245.48
2	S 31°05'29"E	120.00
3	S 10°07'06"W	194.13
4	S 65°14'34"W	283.34
5	S 79°34'32"W	241.26
6	N 75°46'21"W	221.63
7	N 17°18'27"E	149.76

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY *J. J. Nantz*  
3-24-89

LOT 31

LOT 32

VIRGINIA Twp. COSHOCTON Co.

CASS Twp. MUSKINGUM Co.  
158.995 Ac.

TRACT (A) = 384.406 Ac.

MADISON TWP  
225.411 Ac.

Gilbert Cox et al  
657/314

C.S. Hunt  
311/516

L.J. Kolb  
269/115

BEARING BASIS: Polaris Observation 80% 03° 7/17/83

RESEARCH BASIS :  
MAPS: Gray's 1st Add. to the Village of Preston P.B.3/72  
OHIO-ERIE Canal Land Maps Sheets 111, 112 & 113  
N. & W. RR Maps Sheets 34, 35, 36 & 37  
CONRAIL RR Maps Sheets 88, 89 & 90  
MUSKINGUM Co. Deeds 126/127 134/424 269/115 311/516  
336/114 393/292 599/ 96 657/314 705/103 781/282  
COSHOCTON Co. Deeds 16/177 47/309 91/518  
178/598 200/265 242/232 279/439  
292/179 300/118 305/335 336/348

400 0 400 800 1200  
SCALE IN FEET

Produced By  
G. A. STEWART INC.  
450 South Fourth St. (614) 623-2788  
COSHOCTON, OHIO 43812



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- - Set 4"x30" Concrete Monument @ Alum. Cap
- x - Set 3/4"x30" Steel Pin @ Alum. Cap
- - Recovered Stone

MADISON Twp., CASS Twp., MUSKINGUM Co.  
OHIO

July 31, 1984

Reg. Surveyor No. 414

BOUNDARY SURVEY, TRACT (A)  
FOR  
THREE SPRINGS FARM Inc.

IN  
1st Qtr. R-7W T-3N

## G. A. STEWART, INC.

450 SOUTH FOURTH STREET

COSHOCTON, OHIO 43812

DESCRIPTION FOR THREE SPRINGS FARM INC. IN ~~SECTION 1~~ TOWNSHIP 3N AND ~~SECTION 1~~ MADISON TOWNSHIP, MUSKINGUM COUNTY, OHIO

## TRACT A

Note: The angular variation between lines is based upon an azimuth North as taken from a Polaris Observation with a 90% probability of plus or minus three seconds. All pins indicated are 3/4" x 30" reinforcing bars with aluminum caps. All monuments indicated as set are 4 1/2" concrete monuments with aluminum caps.

Being a tract of land in the First Quarter, Range 7W, Township 3N, Cass Township and Madison Township, Muskingum County, Ohio which is further described as follows:

Beginning at a recovered stone at the Southwest corner of Lot 32 in Coshocton County, said point being on the North line of Muskingum County;

thence, with the said North line of Muskingum County, S 88°11'14" E, a distance of three hundred thirty-three and forty-eight hundredths (333.48) feet to a concrete monument set on the West line of the lands of C. S. Hunt 311/516;

thence, along the West line of the said lands of C. S. Hunt with the following five (5) courses:

1. S 19°31'02" W, a distance of two hundred forty-five and forty-eight hundredths (245.48) feet to a set steel pin;
2. S 00°30'36" E, a distance of three hundred twenty-one and thirty hundredths (321.30) feet to a set steel pin;
3. S 10°02'35" E, a distance of three hundred ninety-six and ninety hundredths (396.90) feet to a set steel pin;
4. S 31°05'29" E, a distance of eight hundred nineteen and ninety-six hundredths (819.96) feet to a concrete monument set on the North bank of the Muskingum River;
5. continuing S 31°05'29" E, a distance of one hundred twenty and no hundredths (120.00) feet to a point in the centerline of the said Muskingum River, said line being the West line of the lands of L. J. Kolb 269/115;

thence, with the said centerline of the Muskingum River and the West line of the lands of L. J. Kolb with the following thirteen (13) courses:

1. S 22°15'58" W, a distance of five hundred fifty-three and thirty-nine hundredths (553.39) feet to a point;
2. S 09°37'48" W, a distance of three hundred forty-one and twenty-seven hundredths (341.27) feet to a point;
3. S 08°36'20" E, a distance of six hundred seventy-nine and forty-four hundredths (679.44) feet to a point;
4. S 19°57'33" E, a distance of six hundred sixty-nine and thirty-three hundredths (669.33) feet to a point;
5. S 10°07'06" W, a distance of one hundred ninety-four and thirteen hundredths (194.13) feet to a point;
6. S 64°21'19" W, a distance of four hundred seventy-two and ninety-seven hundredths (472.97) feet to a point;

ENGVS  
OK VAD  
8-8-84

10-25-01-01

July 31, 1984

3810-01-95

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7. S 46°39'48" W, a distance of three hundred twelve and seventy-three hundredths (312.73) feet to a point;
8. S 42°57'59" W, a distance of four hundred four and ninety hundredths (404.90) feet to a point;
9. S 50°23'19" W, a distance of seven hundred forty-eight and fifteen hundredths (748.15) feet to a point;
10. S 65°14'34" W, a distance of two hundred eighty-three and thirty-four hundredths (283.34) feet to a point;
11. S 79°34'32" W, a distance of two hundred forty-one and twenty-six hundredths (241.26) feet to a point;
12. N 58°51'01" W, a distance of four hundred thirty and eighty-four hundredths (430.84) feet to a point;
13. N 75°46'21" W, a distance of two hundred twenty-one and sixty-three hundredths (221.63) feet to a point on the East line of the lands of Gilbert Cox, et al 657/314;

thence, along the said lines of the lands of Gilbert Cox, et al with the following three (3) courses:

1. N 17°18'27" E, a distance of one hundred forty-nine and seventy-six hundredths (149.76) feet to a concrete monument set on the North bank of the said Muskingum River;
2. Continuing N 17°18'27" E, a distance of nine hundred eighty-seven and fifty-seven hundredths (987.57) feet to a set concrete monument;
3. N 75°16'37" W, a distance of six hundred three and fifty-eight hundredths (603.58) feet to a recovered concrete column at the Southeast corner of the lands of Gray Farms Partnership 781/282;

thence, along the East line of the said lands of Gray Farms Partnership with the following seven (7) courses:

1. N 58°28'23" W, a distance of six hundred sixty-four and seventy hundredths (664.70) feet to a concrete monument set at the South end of the old Muskingum River channel;
2. running through the said old Muskingum River channel N 16°11'00" W, a distance of one thousand three hundred fifty-five and eighty-five hundredths (1,355.85) feet to a concrete monument set on the Northwest bank of the said old Muskingum River channel;
3. N 24°18'49" W, a distance of six hundred fifteen and ninety-five hundredths (615.95) feet to a point in a cultivated field;
4. N 18°42'03" W, a distance of four hundred four and fifty-five hundredths (404.55) feet to a point in a cultivated field;
5. N 08°47'41" W, a distance of four hundred and ninety-five hundredths (400.95) feet to a recovered stone;
6. N 88°11'14" W, a distance of seven hundred five and fifty-eight hundredths (705.58) feet to a point;
7. N 01°27'49" W, a distance of three hundred thirteen and twenty-two hundredths (313.22) feet to a concrete monument set on the South line of the lands of the Norfolk and Western Railroad which point is S 01°27'49" E, a distance of two hundred thirty-six and ten hundredths (236.10) feet from a set steel pin at the Southeast corner of Lot 13 in the 1st Addition to the Village of Preston, P.B. 3, Page 72 (Now the Village of Adams Mills);

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thence, with the said South line of the lands of the Norfolk and Western Railroad, N 67°13'11" E, a distance of one thousand seven hundred eighty-one and fifteen hundredths (1,731.15) feet to a concrete monument set on the said North line of Muskingum County;

thence, with the said North line of Muskingum County, S 88°11'14" E, a distance of two thousand four hundred fifty-three and one hundredths (2,453.01) feet to the point of beginning.

This tract contains three hundred eighty-four and four hundred six thousandths (384.406) acres, more or less, of which three hundred thirty-two and three hundred eighty-six thousandths (332.386) acres are in Cass Township and fifty-two and two hundredths (52.02) acres are in Madison Township as surveyed by G. A. Stewart, Registered Surveyor #414, July 31, 1984.

This description is intended to convey part of the lands previously transferred from Catherine Scott Hunt, Esther Scott Galloway, Agnus E. Scott, and Ellenor Scott Evans to Three Springs Farm, Inc., 279/439.

Note: The following documents were used as sources of data for the above described survey:

Maps: Gray's 1st Addition to the Village of Preston P.B. 3/72

Ohio-Erie Canal Land Maps Sheets 111, 112 & 113

N. & W. RR Maps Sheets 34, 35, 36 & 37

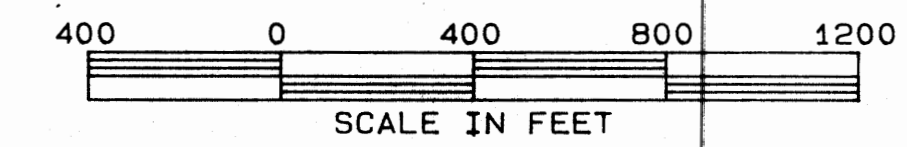
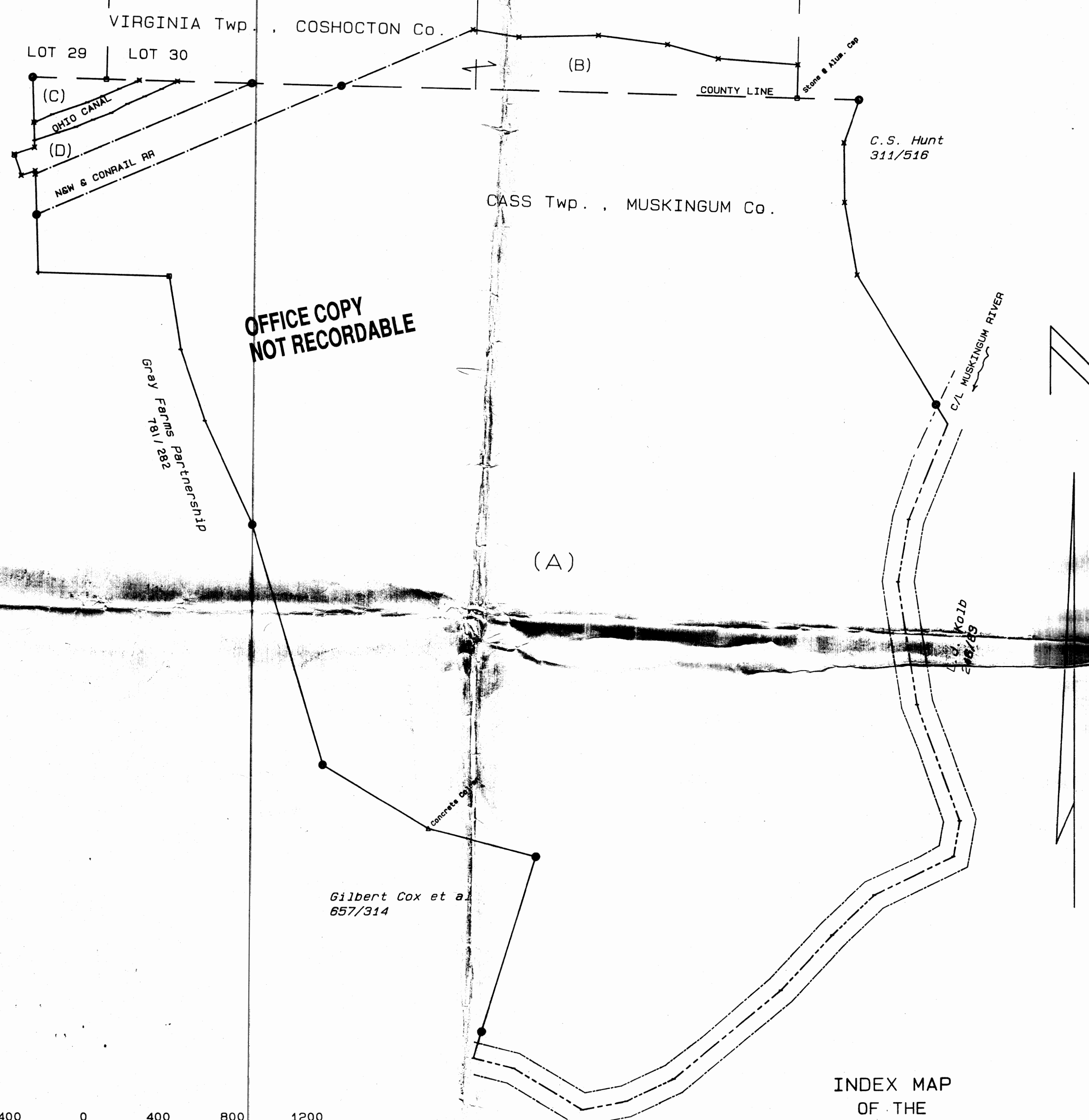
Conrail RR Maps Sheets 88, 89 & 90

Muskingum County Deeds: 126/127, 134/424, 269/115, 311/516, 336/114, 393/292, 599/196, 657/314, 705/103, 781/282

Coshocton County Deeds: 16/177, 47/309, 91/518, 178/598, 200/265, 242/232, 279/439, 292/179, 300/118, 305/335, 336/348

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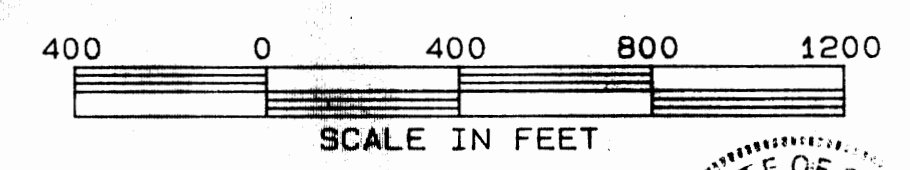
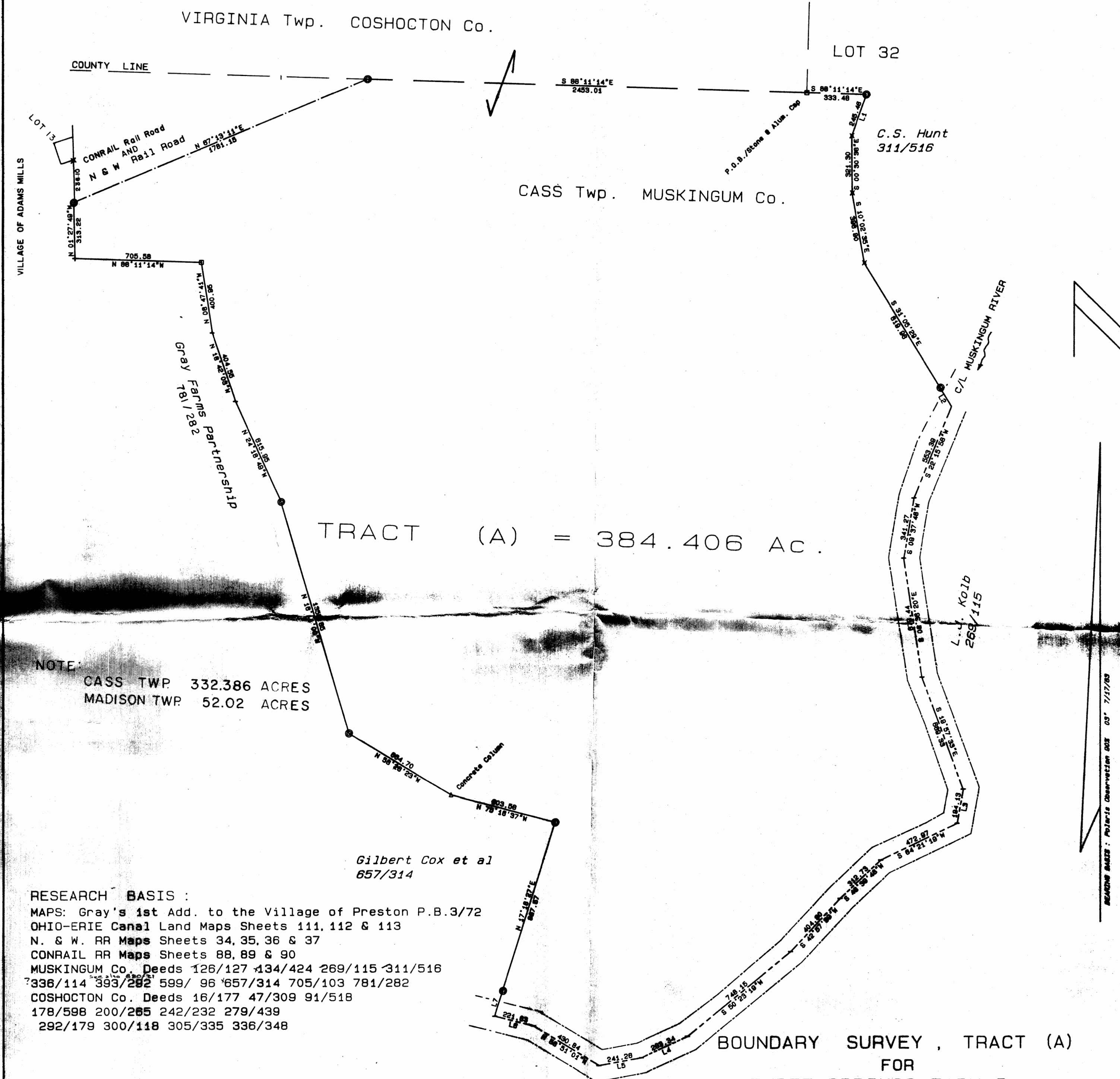




- - Set 4"x30" Concrete Monument @ Alum. Cap
- x - Set 3/4"x30" Steel Pin @ Alum. Cap
- - Recovered Stone

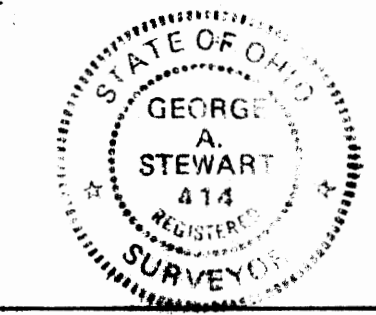
Produced By  
G. A. STEWART INC.  
450 South Fourth St. (614) 622-2783  
COSHOCKTON, OHIO 43812

INDEX MAP  
OF THE  
BOUNDARY SURVEY  
FOR  
THREE SPRINGS FARM Inc.  
IN  
COSHOCKTON & MUSKINGUM Counties  
OHIO  
July 31, 1984



- - Set 4"x30" Concrete Monument @ Alum. Cap
- x - Set 3/4"x30" Steel Pin @ Alum. Cap
- - Recovered Stone

Produced By  
G. A. STEWART INC.  
450 South Fourth St. (614) 622-2783  
COSHOCKTON, OHIO 43812



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Reg. Surveyor No. 414

BOUNDARY SURVEY, TRACT (A)  
FOR  
THREE SPRINGS FARM Inc.  
IN  
1st Qtr. R-7W T-3N  
CASS Twp. MUSKINGUM Co.  
OHIO  
July 31, 1984

LINE	BEARING	DISTANCE
1	S 19°31'02"W	245.48
2	S 31°05'29"E	120.00
3	S 10°07'06"W	194.13
4	S 65°14'34"W	283.34
5	S 79°34'32"W	241.26
6	N 75°46'21"W	221.63
7	N 17°18'27"E	149.76

NOTE:  
CASS TWP 332.386 ACRES  
MADISON TWP 52.02 ACRES

RESEARCH BASIS:  
MAPS: Gray's 1st Add. to the Village of Preston P.B.3/72  
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336/114 393/292 599/ 96 657/314 705/103 781/282  
COSHOCKTON Co. Deeds 16/177 47/309 91/518  
178/598 200/265 242/232 279/439  
292/179 300/118 305/335 336/348