

# Bledenbach Surveying, Inc

3010 East Pike  
Zanesville, OH 43701

Telephone (740) 453-4850  
Fax (740) 450-1000

MILDRED GRAY

DEED VOLUME 781, PAGE 282 – TRACT I

PARCEL NUMBER 10-10-25-01-20-000 (ALL – 36.279 MORE OR LESS ACRES)

PARCEL NUMBER 10-10-25-01-18-000 (ALL – 75.239 MORE OR LESS ACRES)

BEING A PART OF LOT 21 AND ALL OF LOT 18 AND LOT 19 OF H.A. SMITH'S FARM (COMMON PLEAS COURT RECORD BOOK 73) SITUATED IN QUARTER TOWNSHIP 1, TOWNSHIP 3, RANGE 7, OF THE UNITED STATES MILITARY LANDS, CASS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (1/2 INCH PIPE) ON THE COSHOCTON AND MUSKINGUM COUNTY LINE AT THE NORTHWEST CORNER OF QUARTER TOWNSHIP 1, TOWNSHIP 3, RANGE 7;

THENCE WITH THE NORTH LINE OF THE SAID QUARTER TOWNSHIP, SOUTH 86 DEGREES 46 MINUTES 42 SECONDS EAST 2579.09 FEET TO A POINT, PASSING AN EXISTING STONE AT 1601.10 FEET;

THENCE LEAVING THE SAID NORTH LINE, SOUTH 00 DEGREES 16 MINUTES 57 SECONDS EAST 713.36 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF OHIO CENTRAL RAILROAD (FORMERLY NORFOLK AND WESTERN RAILROAD), SAID POINT BEING THE PLACE OF BEGINNING FOR THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE WITH THE EASTERLY LINES OF H.A. SMITH'S FARM LOTS 21 AND 18 AND THE WEST LINE OF A TRACT CONVEYED TO THREE SPRINGS FARM LLC. (VOLUME 2046, PAGE 522 OF THE MUSKINGUM COUNTY DEED RECORDS) THE FOLLOWING SEVEN COURSES AND DISTANCES:

1. SOUTH 00 DEGREES 16 MINUTES 57 SECONDS EAST 342.15 FEET A POINT, PASSING AN EXISTING MONUMENT AT 28.93 FEET, AND AN IRON PIN SET AT 317.15 FEET;
2. SOUTH 87 DEGREES 00 MINUTES 25 SECONDS EAST 705.56 FEET TO AN EXISTING STONE;
3. SOUTH 07 DEGREES 37 MINUTES 23 SECONDS EAST 400.95 FEET TO A POINT, SAID POINT BEING SOUTH 67 DEGREES 52 MINUTES 05 SECONDS WEST 14.06 FEET FROM AN IRON PIN SET;
4. SOUTH 17 DEGREES 31 MINUTES 45 SECONDS EAST 404.55 FEET TO A POINT, SAID POINT BEING SOUTH 56 DEGREES 09 MINUTES 40 SECONDS WEST 10.36 FEET FROM AN IRON PIN SET;
5. SOUTH 23 DEGREES 18 MINUTES 12 SECONDS EAST 614.12 FEET (615.95 FEET - DEED) TO AN EXISTING MONUMENT ON THE NORTHWEST BANK OF THE OLD MUSKINGUM RIVER CHANNEL;
6. SOUTH 14 DEGREES 57 MINUTES 02 SECONDS EAST 1357.97 FEET (1355.85 FEET - DEED) TO AN EXISTING MONUMENT AT THE SOUTH END OF THE OLD MUSKINGUM RIVER CHANNEL;
7. SOUTH 57 DEGREES 18 MINUTES 19 SECONDS EAST 664.62 FEET TO AN EXISTING CONCRETE POST, SAID CONCRETE POST BEING NORTH 74 DEGREES 06 MINUTES 00 SECONDS WEST 603.72 FEET (603.58 FEET - DEED) FROM AN EXISTING CONCRETE MONUMENT;

THENCE LEAVING THE SAID WEST LINE AND WITH THE NORTH LINE OF TRACTS CONVEYED TO MONROE HILL FARMS (O.R. VOLUME 1645, PAGE 751 AND O.R. VOLUME 1617, PAGE 469), NORTH 87 DEGREES 05 MINUTES 30 SECONDS WEST 3013.85 FEET TO AN EXISTING CONCRETE POST, PASSING AN EXISTING IRON PIN (3/4 INCH ROD) AT 484.93 FEET, AND AN EXISTING CONCRETE POST AT 1753.77 FEET;

THENCE WITH THE EAST LINE OF THE SAID MONROE HILL FARMS TRACT THE FOLLOWING FOUR COURSES AND DISTANCES:

1. WITH THE WEST LINE OF H.A. SMITH'S FARM LOT 19, NORTH 02 DEGREES 14 MINUTES 51 SECONDS EAST 936.49 FEET TO AN IRON PIN SET (AT BROKEN CONCRETE POST);
2. WITH THE NORTH LINE OF SAID LOT 19, SOUTH 86 DEGREES 16 MINUTES 35 SECONDS EAST 1167.88 FEET TO AN EXISTING CONCRETE POST;
3. WITH THE WEST LINE OF H.A. SMITH'S FARM LOT 18, NORTH 03 DEGREES 29 MINUTES 09 SECONDS WEST 987.43 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);
4. WITH THE SOUTH LINE OF H.A. SMITH'S FARM LOT 21, SOUTH 89 DEGREES 31 MINUTES 29 SECONDS WEST 835.06 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

THENCE LEAVING THE SAID EAST LINE OF THE MONROE HILL FARMS TRACT AND WITH THE EAST LINE OF A TRACT CONVEYED TO E.G. MCMORROW (O.R. VOLUME 1871, PAGE 355) AND A TRACT CONVEYED TO M.M. GRAY (DEED VOLUME 1068, PAGE 55), NORTH 02 DEGREES 22 MINUTES 54 SECONDS EAST 739.27 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

THENCE WITH THE EAST LINE OF A TRACT CONVEYED TO MONROE HILL FARMS (O.R. VOLUME 1645, PAGE 751) THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 73 DEGREES 23 MINUTES 21 SECONDS EAST 245.03 FEET TO AN EXISTING CONCRETE POST;

5349 GRAY SOUTH

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2. NORTH 09 DEGREES 39 MINUTES 39 SECONDS WEST 415.72 FEET TO A POINT, PASSING AN IRON PIN SET AT 395.72 FEET.

THENCE LEAVING THE SAID EAST LINE AND WITH THE RIGHT OF WAY OF THE OHIO CENTRAL RAILROAD (FORMERLY NORFOLK AND WESTERN RAILROAD AND/OR THE COSHOCTON AND SOUTHERN), NORTH 68 DEGREES 25 MINUTES 15 SECONDS EAST 508.88 FEET TO THE PLACE OF BEGINNING;

CONTAINING 111.518 MORE OR LESS ACRES. SUBJECT TO A 16 FOOT WIDE INGRESS AND EGRESS RIGHT OF WAY ALONG EXISTING DRIVE AS CONVEYED TO MONROE HILL FARMS (O.R. VOLUME 1645, PAGE 752) AND ALL OTHER APPLICABLE EASEMENTS. ALSO THE RIGHT TO USE THE 16.5 FOOT WIDE INGRESS AND EGRESS EASEMENT ALONG THE WEST SIDE OF THE M. GRAY TRACT (VOLUME 1068, PAGE 55) AND ALONG THE WEST AND SOUTH LINES OF THE TRACT CONVEYED TO E. G. McMORROW (VOLUME 1871, PAGE 355)

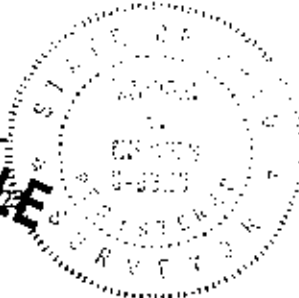
ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS6923).

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 1.03 MORE OR LESS ACRES TRACT COMPLETED APRIL 1988 BY G.W. JOHNSON PS 5252.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE DESCRIPTION AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 11<sup>TH</sup> DAY OF JULY, 2008, FROM A FIELD SURVEY COMPLETED THE 24<sup>TH</sup> DAY OF JUNE, 2008.

OFFICE COPY  
NOT RECORDED

MICHAEL D. NICHOLS  
REGISTERED SURVEYOR

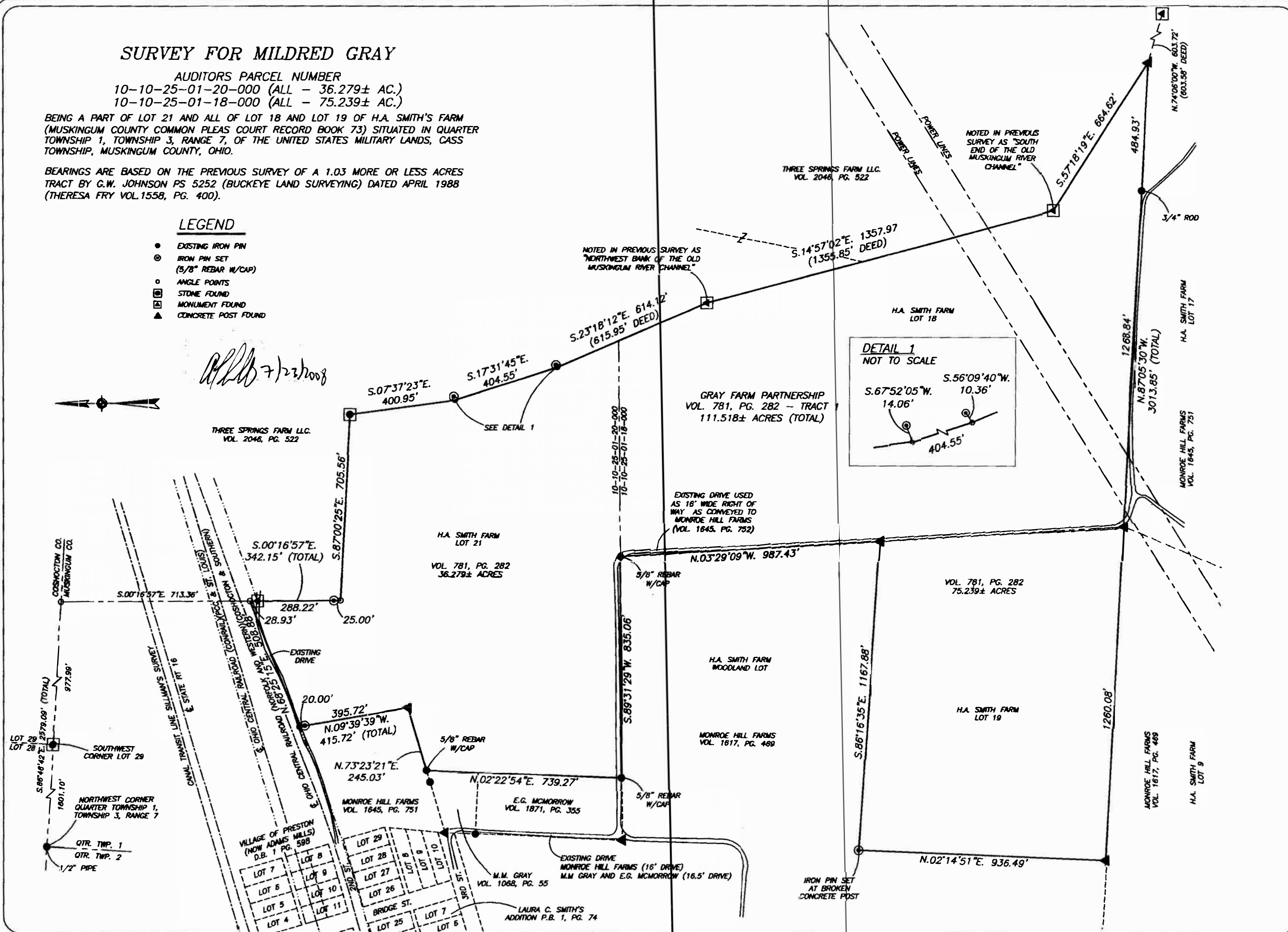


*Michael D. Nichols* 7/13/2008

AUDITORS PARCEL NUMBER  
10-10-25-01-20-000 (ALL - 36.279± AC.)  
10-10-25-01-18-000 (ALL - 75.239± AC.)

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 1.03 MORE OR LESS ACRES TRACT BY G.W. JOHNSON PS 5252 (BUCKEYE LAND SURVEYING) DATED APRIL 1988 (THERESA FRY VOL.1558, PG. 400).

- EXISTING IRON PIN
- ◎ IRON PIN SET  
(3/8" REBAR W/CAP)
- ANGLE POINTS
- STONE FOUND
- ▲ MONUMENT FOUND
- ▲ CONCRETE POST FOUND

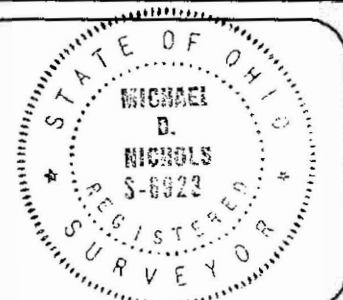


THIS 11th DAY OF JULY, 2008.

OFFICE COPY  
NOT RECORDED

MICHAEL D. [Signature]  
REGISTERED SURVIVOR 16923

RECORDABLE



THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, OR RESTRICTIONS, WHETHER RECORDED OR IMPLIED. THIS PLAT IS INTENDED FOR THE LEGAL TRANSFER OF THE PROPERTY SHOWN AND DOES NOT INTEND TO SHOW ANY OR ALL OF THE EASEMENTS, RIGHT OF WAYS, RESTRICTIONS OR ENCROACHMENTS UNLESS OTHERWISE INDICATED.

DEEDS AS SHOWN  
STATE ROUTE 16 R/W PLAN  
PREVIOUS SURVEY OF A 23.93 AND 25.92  
AC. TRACTS COMPLETED DEC. 22,  
1975 BY R.M. GRAVES PS5792  
PREVIOUS SURVEY OF A 3.00 AC. TRACT  
COMPLETED MAY 5, 1993 BY R.M.  
GRAVES PS5792  
PREVIOUS SURVEY OF A 384.406 AC.  
TRACT COMPLETED JULY 31, 1984 BY  
G.A. STEWART PS414

PREVIOUS PLAT OF A H.A. SMITH'S FARM  
AS RECORDED IN COMMON PLEAS  
RECORD BOOK 73 COMPLETED SEPT.,  
1896 BY S.M. MOORE  
R/W AND TRACK MAP FOR PITTSBURGH,  
CINCINNATI, CHICAGO AND ST. LOUIS RY.  
DATED JUNE 1918  
THE OHIO GUAL PLAN FROM STA. 4231  
TO STA. 4362 COSHOCTON AND  
MUSKINGUM COUNTIES, DATED 1919  
MUSKINGUM COUNTY TAX MAPS  
MUSKINGUM COUNTY GIS

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DRAWN BY: JWL	DATE: 07-11-08	SCALE: 1"=300
CHECKED BY: MDN	JOB NO: 5349	DRAWING NO: