

13-40-10-24
9747 E. ATHENS RD
13-40-10-24-001
9750 E ATHENS RD

Conrad Miller

OFFICE COPY
NOT RECORDABLE

Situated in the State of Ohio, County of Muskingum, Township of Clay, Township 14 Range 14, Section 10, bounded and described as follows: Being the dividing of 43.86 acres Parcel No. 13-40-10-24-001 Deed Vol. 1116, Page 187.

Parcel One on East side of County Rd. 87

Commencing at the Northeast Corner of the Southeast Quarter of Section 10; Thence South 00°38'12" East 793.21 feet to a stone found the place of beginning; Thence South 00°38'12" East along L. Zgirbar Vol. 1072, Page 170, 858.66 feet to an iron pin found passing iron pins found at 320.63 feet and 775.71 feet; Thence North 89°55'40" West along M&L Toth Vol. 737, Page 52, 473.08 feet to a point in center of County Road 87 passing an iron pin set at 448.08 feet; Thence along the split line of 43.86 acres and center of County Road 87 the next eight courses and distances: North 23°18'29" East 41.34 feet to a point, North 18°47'48" East 34.68 feet to a point, North 10°10'58" East 68.31 feet to a point, North 2°17'09" West 285.93 feet to a point, North 00°29'04" East 201.82 feet to a point, North 10°52'07" West 105.56 feet to a point, North 10°05'37" West 68.81 feet to a point, and North 9°04'37" West 62.80 feet to a point; Thence South 89°53'09" East 475.49 feet along F. Thompson Vol. 1062, Page 235, ~~475.49~~ feet to the place of beginning passing an iron pin set at 20.00 feet containing 8.76 acres more or less:

Parcel Two on the West side of County Road 87

Commencing at the Northeast Corner of the Southeast Quarter of Section 10; Thence South 00°38'12" East 793.21 feet to a stone found; Thence leaving Quarter Section line North 89°53'09" West 475.49 feet to a point in center of County Road 87 the place of beginning; Thence along the center of County Road 87 and split line of 43.86 acres the next eight courses and distances: South 9°04'37" East 62.80 feet to a point, South 10°05'37" East 68.81 feet to a point, South 10°52'07" East 105.56 feet to a point, South 00°29'04" West 201.82 feet to a point, South 02°17'09" East 285.93 feet to a point, South 10°10'58" West 68.31 feet to a point, South 18°47'48" West 34.68 feet to a point and South 23°18'29" West 41.34 feet to a point; Thence leaving County Road 87 North 89°55'40" West along M&L Toth Vol. 737, Page 52, 1645.46 feet to an iron pin passing iron pins at 25.00 feet and 775.00 feet; Thence North 18°19'27" West along M&L Toth Vol. 737, Page 52, 466.72 feet to an iron pin; Thence North 00°00'00" East along Harry McCaughey Vol. 377, Page 389, 417.48 feet to an iron pin; Thence South 89°53'09" East along F. Thompson Vol. 1062, Page 235, 1780.22 feet to the place of beginning passing an iron pin at 1760.22 feet containing 35.10 acres more or less:

Also excepting the following description. This description being part of Old Holmes Limestone Corp. Rail Road Spur Track recorded in Vol. 1100, Page 613.

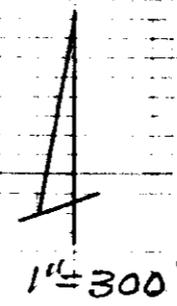
(See Deed Vol. 280, Page 58, this indicates rail road reverts back to property owners when operation ceases.)

Commencing at a stone found at the Northwest Corner of the Southeast Quarter of Section 10; Thence South 89°23'39" East 1934.15 feet to a point; Thence South 28°23'53" East 104.18 feet to a point; Thence South 11°48'49" East 746.31 feet to a point the place of beginning; Thence South 88°56'35" East 44.45 feet to a point; Thence South 2°45'19" East 84.72 feet to a point; Thence South 11°48'49" East 227.55 feet to a point; Thence South 8°39'52" East 49.36 feet to a point; Thence North 84°29'05" East 50.00 feet to a point; Thence on a 499.28 foot radius curve to the right chord of which bears South 13°10'08" West 319.89 feet to a point; Thence South 31°51'11" West 237.77 feet to a point; Thence

a-b S 09°04'37"E 62.80
 b-c S 10°05'37"E 68.81
 c-d S 10°52'07"E 105.56
 d-e S 00°29'04"W 201.82
 e-f S 02°17'09"E 285.93
 f-g S 10°10'58"W 68.31
 g-h S 18°47'48"W 34.68
 h-i S 23°18'29"W 41.34

□ Stone Found
 ○ Iron Pile Found
 ● Iron Pms Set No. 5 Reins
 Bars 30" Lg Plastic ID Cap

NE Cor^s
 SE Cor^s
 Sec 10



F Thompson
 1062-235

S 89°53'09"E

1780.22 Total
 1702.35 To Old Spur Track
 See Holmes Limestone
 Vol. 1100-613 Includes 120 Ac
 (Deed Vol. 280, P 58 Says Reverts
 To Property Owner When Opr. Ceases)
 35.10 Ac

Harry
 McCaughey
 377-389
 (Now L. Miller)

N 00°00'00"E 417.48
 N 18°19'12"W 406.72

Center Co. Rd 87
 8.76 Ac

L. Zgirbar
 1072-170

DESCRIPTION APPROVED
 FOR AUDITOR'S TRANSFER
 BY *[Signature]*

6-30-98
 9-1-95 (1.20 ac. exception)

M+L Tath
 737-52

N 89°55'40"W 750.00
 1645.46

Par
 13-40-10-24-000

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Split of Conrad Miller. Par.
 No. 13-40-10-24-000 Vol. 1116,
 Page 187 - State of Ohio, Co.
 of Muskingum, Township
 of Clay, T14, R14, Section
 10. 6-16-98

500°38'12"E
 793.21
 320.62
 500°38'12"E
 858.66
 455.08
 473.08

Par. 13-40-11-07-000

13-40-10-24

9747 E. ATHENS ROAD

13-40-11-07

ADDRESS N/A

H. Runkle
10/24/94

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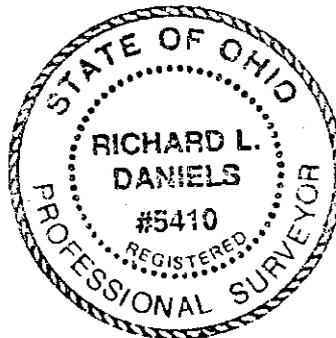
Situated in the State of Ohio, County of Muskingum, Township of ~~14~~
Township 14, Range 14, Section 10 and Section 11, bounded and described
as follows:

Tract One:

Commencing at a stone at the Northwest corner of the Southeast Quarter of Section 10; thence South 0° 00' 00" West 759.32 feet to an iron pin; thence South 89° 51' 55" East 434.03 feet to an iron pin found, the place of beginning; thence South 89° 53' 09" East along F. Thompson, Vol. 1062, Page 235, and H. Evans, Vol. 352, Page 470, 2255.71 feet to a stone found; thence South 0° 38' 12" East along L. Zgirbar and H. Runkle, Parcel Number 13--40--11--07--000, 858.66 feet to an iron pin set, passing iron pins found at 320.63 and 775.71 feet; thence North 89° 55' 40" West along M. & L. Toth, Vol. 752, Page 52 and H. M. Runkle, Parcel Number 13--40--10--21--000, 2118.54 feet to an iron pin set; thence North 18° 19' 27" West along an old fence line and M. & L. Toth, Vol. 737, Page 52, 466.72 feet to an iron pin found; thence North 0° 00' 00" East along Harry McCaughey, Vol. 377, Page 389, 417.48 feet to the place of beginning, containing 43.858 acres more or less. Being all of Parcel Numbers 13--40--10--24, 13--40--10--25--000 & 13--40--10--29--000.

Tract Two:

Commencing at the Northwest corner of the Southwest Quarter of Section 11; thence South 0° 38' 12" East 1113.84 feet to an iron pin found, the place of beginning, passing a stone found at 793.21 feet; thence along the lines of L. Zgirbar, Vol. 1072, Page 170, the next three (3) courses and distances, South 69° 58' 24" East 1655.11 feet to an iron pin, South 29° 07' 47" West 624.28 feet to an iron pin found and North 62° 11' 48" West 1408.70 feet to an iron pin found; thence North 0° 38' 12" West 455.08 feet along tract one 455.08 feet to the place of beginning, containing 18.181 acres more or less. Being all of Auditor's Parcel Number 13--40--11--07--000.



See plat attached.

Corner pins were not set on exception because parcels are to be combined as one.

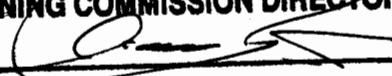
Subject to Co. Rd. 87 R/W.

Iron pins set are 5/8 inch rebar 30 inches long, with plastic ID caps.

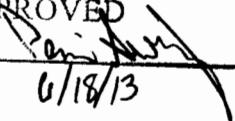
Bearings are based on the Ohio State Plane Coordinate System (South Zone).

This description was written from a survey made by Kevin Cannon PS 7224, February 20, 2013.

OFFICE COPY
KEVIN CANNON
PS 7224
NOT RECORDABLE DATE 2/20/13

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

6/17/13
Date Fee Paid



DESCRIPTION
APPROVED
By: 
6/18/13

13-40-10-24-000 SUR C Version 2nd

7-11-2013

(Changed
Vol. And Page)
Reference
only

CANNON LAND SURVEYING
7945 TWP. RD. 114 NE
NEW LEXINGTON, OHIO 43764

Situated in the State of Ohio, County of Muskingum, Township of Clay, T- 14, R- 14, being a part of Land Partners of Ohio, LTD Vol. 2397 Pg. 624, being a part of Section 10, and more particularly described as follows:

Beginning at an iron pin found at the Northwest Corner of the Southeast Quarter of Section 10; thence South 56 Degrees 32 Minutes 34 Seconds East 2172.04 feet to an iron pin found and the place of beginning; thence South 71 Degrees 00 Minutes 40 Seconds East 394.86 feet to a point in the centerline of Co. Rd. 87, passing an iron pin set at 378.75 feet; thence along said centerline the next 5 courses to points: South 04 Degrees 33 Minutes 17 Seconds West 132.29 feet; thence South 01 Degrees 47 Minutes 04 Seconds West 285.93 feet; thence South 14 Degrees 15 Minutes 11 Seconds West 68.31 feet; thence South 22 Degrees 52 Minutes 01 seconds West 34.68 feet; thence South 27 Degrees 22 Minutes 42 Seconds West 41.34 feet; thence leaving said centerline North 85 Degrees 51 Minutes 14 Seconds West 852.78 feet to an iron pin set, passing iron pins found at 25.00 feet and at 775.78 feet; thence North 04 Degrees 08 Minutes 46 Seconds East 20.00 feet to an iron pin set; thence South 85 Degrees 51 Minutes 14 Seconds East 342.09 feet to an iron pin set; thence North 18 Degrees 02 Minutes 15 Seconds East 519.38 feet to an iron pin set, passing an iron pin set at 236.24 feet; thence North 82 Degrees 43 Minutes 18 Seconds West 499.11 feet to an iron pin set; thence North 03 Degrees 22 Minutes 30 Seconds West 99.71 feet to an iron pin set; thence North 73 Degrees 44 Minutes 12 Seconds East 254.67 feet to an iron pin set; thence South 70 Degrees 51 Minutes 03 Seconds East 316.42 feet to the place of beginning, containing 7.652 acres after the following 0.987 acre exception, more or less, subject to all legal highways and easements. Part of parcel # 13-40-10-24-000.

Excepting the following 0.987 acre tract as follows:

Situated in the State of Ohio, County of Muskingum, Township of Clay, T- 14, R- 14, being a part of Holmes Limestone Co. Vol. 1100 Pg. 613, being a part of Section 10, and more particularly described as follows:

Beginning at an iron pin found at the Northwest Corner of the Southeast Quarter of Section 10; thence South 56 Degrees 32 Minutes 34 Seconds East 2172.04 feet to an iron pin found; thence South 71 Degrees 00 Minutes 40 Seconds East 296.21 feet to a point and the place of beginning; thence South 71 Degrees 00 Minutes 40 Seconds East 33.11 feet to a point; thence South 06 Degrees 04 Minutes 10 Seconds East 24.08 feet; thence 49.39 feet on a curve to the right, having a 449.28 foot radius the chord bears South 02 degrees 55 Minutes 10 Seconds East 49.36 feet to a point; thence South 89 Degrees 46 Minutes 13 Seconds East 50.00 feet to a point; thence 325.63 feet on a curve to the right, having a 499.28 foot radius the chord bears South 18 Degrees 54 Minutes 50 Seconds West 319.89 feet to a point; thence South 37 Degrees 35 Minutes 53 Seconds West 232.83 feet to a point; thence North 85 Degrees 51 Minutes 14 Seconds West 71.91 feet to a point; thence North 37 Degrees 35 Minutes 53 Seconds East 197.48 feet to a point; thence North 52 Degrees 24 Minutes 07 Seconds West 20.00 feet to a point; thence North 37 Degrees 35 Minutes 53 Seconds East 74.99 feet to a point; thence 319.55 feet on a curve to the left, having a 419.28 foot radius, the chord bears North 15 Degrees 45 Minutes 53 Seconds East 311.87 feet to a point; thence North 06 Degrees 03 Minutes 52 Seconds West 38.10 feet to the place of beginning, containing 0.987 acres, more or less, subject to all legal highways and easements. Part of Parcel # 13-40-10-28-000.

13-40-10-24-000 SUR D

See plat attached.

Corner pins were not set on exception because parcels are to be combined as one.

Subject to Co. Rd. 87 R/W.

Iron pins set are 5/8 inch rebar 30 inches long, with plastic ID caps.

Bearings are based on the Ohio State Plane Coordinate System (South Zone).

This description was written from a survey made by Kevin Cannon PS 7224, February 20, 2013.

**OFFICE COPY
NOT RECORDABLE**
KEVIN CANNON
REG. NO. 7224

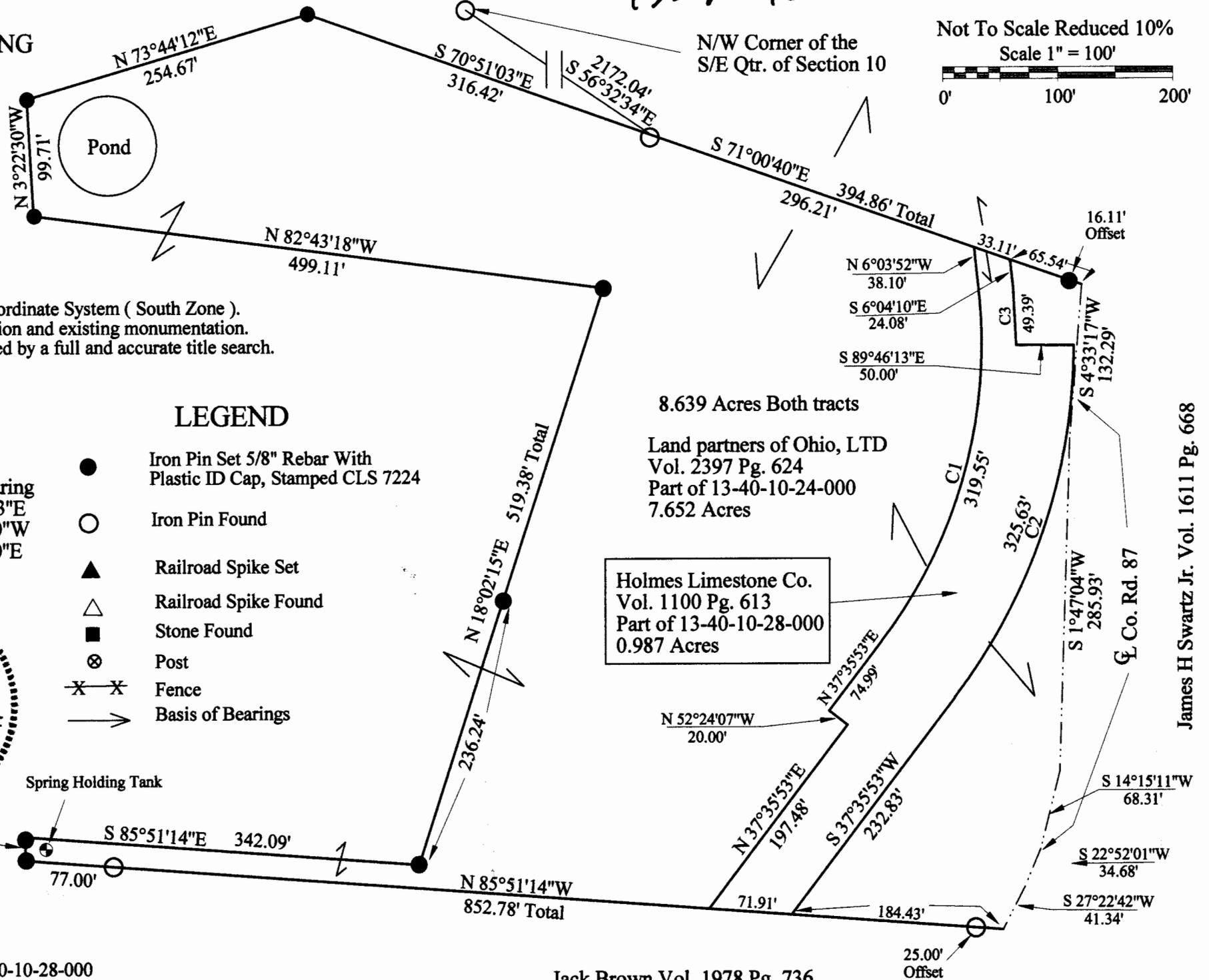
2/20/13
DATE



13-40-10-24-000

CANNON LAND SURVEYING
 7945 TWP. RD. 114 NE
 New Lexington, Ohio 43764
 (740) 342-2835

Not To Scale Reduced 10%
 Scale 1" = 100'



Bearings shown are based on the Ohio State Plane Coordinate System (South Zone).
 Data references: USGS maps, tax maps, deed description and existing monumentation.
 This survey is subject to any facts that may be disclosed by a full and accurate title search.

LEGEND

- Iron Pin Set 5/8" Rebar With Plastic ID Cap, Stamped CLS 7224
- Iron Pin Found
- ▲ Railroad Spike Set
- △ Railroad Spike Found
- Stone Found
- ⊗ Post
- ✕✕ Fence
- ➔ Basis of Bearings

Curve	Radius	Arc	Chord	Chord Bearing
1	419.28	319.55	311.87	N 15°45'53"E
2	499.28	325.63	319.89	S 18°54'50"W
3	449.28	49.39	49.36	S 02°55'10"E

8.639 Acres Both tracts

Land partners of Ohio, LTD
 Vol. 2397 Pg. 624
 Part of 13-40-10-24-000
 7.652 Acres

Holmes Limestone Co.
 Vol. 1100 Pg. 613
 Part of 13-40-10-28-000
 0.987 Acres

James H Swartz Jr. Vol. 1611 Pg. 668



Survey for: Land Partners of Ohio
 State: Ohio
 County: Muskingum
 Township: Clay
 T - 14, R - 14,
 Section: 10
 City or Village: N/A
 Subdivision: N/A
 Parcel # Part of 13-40-10-24-000 & part of 13-40-10-28-000

Jack Brown Vol. 1978 Pg. 736

25.00' Offset