

DESCRIPTION OF A 23.812 ACRE TRACT

Situate in the State of Ohio, County of Muskingum, Township of Falls, and being part of the First Quarter Township, Township 1 North, Range 8 West in the United States Military District and being all of Parcel # 17-07-01-09 and Parcel # 17-21-01-62 of the East Central Ohio Realty property recorded in Volume # 1064, Page 325, of Muskingum County records and being more particularly described as follows ;

Beginning at the Northeast corner of Lot # 130 of Melody Lake # 3 (P.B. # 9, Pg. 49), in the First Quarter Township, Township 1 North, Range 8 West, thence North 05 degrees 26 minutes 00 seconds East 16.00 feet to an axle found ; thence along Mutual Federal Savings & Loan E.T.A.L. (Vol.860, Pg. 223) , North 05 degrees 35 minutes 29 seconds East 972.18 feet to a point in a creek ; thence along a creek and Charles E. and Wilma J. Norman property (Vol.1132, Pg.755), North 72 degrees 49 minutes 48 seconds East 54.22 feet to a point, from which an iron pin found bears North 23 degrees 44 minutes 41 seconds West 31.63 feet ; thence along said creek North 72 degrees 49 minutes 48 seconds East 722.49 feet to a point, from which an iron pin found bears North 06 degrees 03 minutes 06 seconds East 23.02 feet ; thence along said creek South 86 degrees 45 minutes 13 seconds East 255.00 feet, from which an iron pin found bears North 05 degrees 33 minutes 59 seconds East 24.44 feet ; thence along said creek North 86 degrees 54 minutes 29 seconds East 56.71 feet to a point, from which an iron pin found bears North 05 degrees 32 minutes 47 seconds East 23.12 feet ; thence along Joseph Bucky property (Vol.1140, Pg. 445), South 05 degrees 32 minutes 47 seconds West 995.85 feet to an iron pin found ; thence along said Bucky property North 84 degrees 27 minutes 12 seconds West 634.46 feet to an iron pin found ; thence along Todd and Lori McLoughlin property (Vol.1567, Pg. 424) South 55 degrees 07 minutes 58 seconds West 166.78 feet to an iron pin found ; thence South 03 degrees 48 minutes 47 seconds west 450.00 feet to an iron pin found ; thence South 19 degrees 02 minutes 19 seconds East 26.48 feet to an iron pin found ; thence South 19 degrees 02 minutes 19 seconds East 176.07 feet to an iron pin set ; thence North 85 degrees 21 minutes 51 seconds West 22.78 feet to a point ; thence South 04 degrees 38 minutes 09 seconds West 50.00 feet to an iron pin found ; thence North 85 degrees 21 minutes 51 seconds West 9.90 feet to an iron pin found ; thence along Steven E. Smith property (Vol.1628, Pg. 903) North 19 degrees 02 minutes 19 seconds West 223.51 feet to an iron pin found ; thence along Edward E. Zinkon property (Vol.1145, Pg. 563) North 19 degrees 02 minutes 19 seconds West 21.82 feet to an iron pin set ; thence North 03 degrees 48 minutes 47 seconds East 163.10 feet to an iron pin found ; thence South 88 degrees 05 minutes 58 seconds West 176.87 feet to a point ; thence South 88 degrees 05 minutes 58 seconds West 50.41 feet to an iron pin found ; thence North 05 degrees 26 minutes 00 seconds East 124.93 feet to the place of beginning.

Containing 23.812 acres , more or less, (Parcel # 17-07-01-09 22.010 acres) and Parcel # 17-21-01-62 1.802 acres), subject to all easements , restrictions , or rights of ways , either written or implied. All iron pins set are # 5 rebar 30 inches long with a yellow I.D. cap labeled "BINCKLEY S - 7879" .

Also the following drainage easement to maintain the creek;

Beginning for reference at the Northeast corner of Lot # 130 of Melody Lake # 3 (P.B. # 9, Pg. 49), in the First Quarter Township, Township 1 North, Range 8 West, thence North 05 degrees 26 minutes 00 seconds East 16.00 feet to an axle found ; thence along Mutual Federal Savings & Loan E.T.A.L. (Vol.860, Pg. 223) , North 05 degrees 35 minutes 29 seconds East 972.18 feet to a point in a creek to the True Place of Beginning ; thence North 05 degrees 35 minutes 29 seconds East 43.38 feet to a point ; thence North 72 degrees 49 minutes 48 seconds East 767.13 feet to a point ; thence South 86 degrees 45 minutes 13 seconds East 259.99 feet to a point ; thence North 86 degrees 54 minutes 29 seconds East 60.57 feet to a point ; thence South 05 degrees 32 minutes 47 seconds West 40.46 feet to a point ; thence South 86 degrees 54 minutes 29 seconds West 56.71 feet to a point ; thence North 86 degrees 45 minutes 13 seconds West 255.00 feet to a point ; thence South 72 degrees 49 minutes 48 seconds West 722.49 feet to a point ; thence South 72 degrees 49 minutes 48 seconds West 54.22 feet to the True place of Beginning.

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Also the following described right of way for ingress and egress ;

Beginning for reference at the Northeast corner of Lot # 130 of Melody Lake # 3 (P.B. # 9, Pg. 49), in the First Quarter Township, Township 1 North, Range 8 West, thence South 05 degrees 26 minutes 00 seconds West 124.93 feet to an iron pin found ; thence South 05 degrees 26 minutes 00 seconds West 361.93 feet to a point ; thence South 85 degrees 21 minutes 51 seconds East 331.69 feet to an iron pin found ; thence South 85 degrees 21 minutes 51 seconds East 9.90 feet to an iron pin found and the True Place of Beginning ; thence North 04 degrees 38 minutes 09 seconds East 50.00 feet to a point ; thence South 85 degrees 21 minutes 51 seconds East 22.78 feet to an iron pin set ; thence South 85 degrees 21 minutes 51 seconds East 28.27 feet to a point ; thence South 04 degrees 38 minutes 09 seconds West 50.00 feet to a point on the right of way of Litho Lane ; thence along Litho Lane North 85 degrees 21 minutes 51 seconds West 51.05 feet to the True Place of Beginning.

Bearings on this description are assumed on the west line of Margery Foy Grasley property recorded in Volume 793, Pg.179 and Volume 793, Pg. 179 , which was surveyed by Earl Donaker , as being North 05 degrees 35 minutes 29 seconds East and are for angular calculation only.

This description is based on an actual survey completed by Binckley Land Surveying in September, 2003.

Donald E. Binckley II 10-3-2003
Donald E. Binckley II P.S. 7978 Date

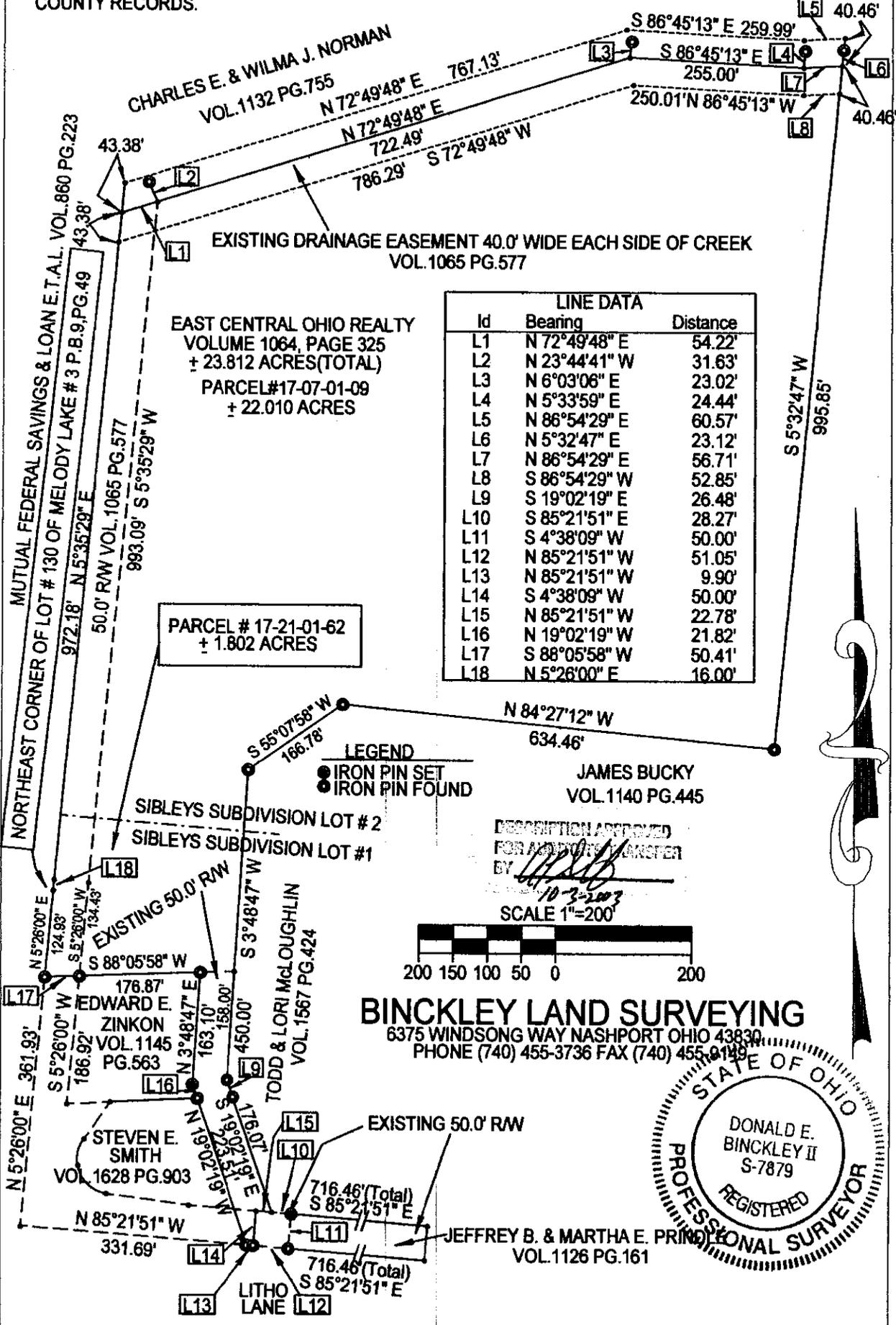
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DESCRIPTION APPROVED
FOR ALIENATION/TRANSFER
BY *DEB*

10-3-2003



SITUATE IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF FALLS, AND BEING PART OF LOT 1 AND LOT 2 OF SIBLEYS SUBDIVISION IN THE FIRST QUARTER, TOWNSHIP 1 NORTH, RANGE 8 WEST OF THE UNITED STATES MILITARY DISTRICT AND BEING ALL OF THE EAST CENTRAL OHIO REALTY PROPERTY AS RECORDED IN VOLUME 1064, PAGE 325 OF MUSKINGUM COUNTY RECORDS.



REFERENCES: TAXMAPS, DEEDS OF RECORD, SURVEYS BY EARL DONAKER DATED MAY, 1992, MARCH, 1995, AND TERRY FINLEY DATED 1-30-2001.

BASIS OF BEARING: BEARINGS ON THIS PLAT ARE BASED ON A PREVIOUS SURVEY BY EARL DONAKER OF MARGERY FOY GRASLEY PROPERTY RECORDED IN VOLUME 793, PAGE 179 AND VOLUME 387, PAGE 94 WHICH WAS SURVEYED IN MAY 1992 AND ASSUMED ON THE WEST LINE AS BEING N 05°35'29" E AND ARE FOR ANGULAR CALCULATION ONLY.

I HEREBY CERTIFY THIS PLAT TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND REPRESENTS AN ACTUAL SURVEY COMPLETED BY BINCKLEY LAND SURVEYING IN SEPTEMBER, 2003.

10-3-2003
DONALD E. BINCKLEY II, S. # 7879 DATE

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LANDMARK SURVEYS727 Cambridge Road
Coshocton, Ohio 43812

EARL R. DONAKER, P.S.

(614) 623-0993

1-800-842-3264

MARGERY FOY GRASLEY

17.350 Acres

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Being 17.350 acres, more or less, part of parcel 17-07-01-09, in Lot 2 of Sibleys Subdivision of Township 1 north, range 8 west, United States Military Lands, in the town of Falls, in the county of Muskingum, in the State of Ohio, and more particularly described as follows:

Commencing at an axle found at the northeast corner of lot 129, Melody Lake No. 3 Subdivision, P.B. 9, page 49;

thence, with the east line of Melody Lake No. 3 Subdivision, N.05°26'00"E. 16.00' to a point, (5/8" rebar found, S 0.05', W 0.90');

thence, with the property line of Mutual Federal Savings & Loan Association, et.al., 860/223, N.05°35'29"E. 972.18' to a point in a stream, said point being the TRUE POINT OF BEGINNING;

thence, continuing with the property line of Mutual Federal Savings & Loan Association, et.al., 860/223, N.05°35'29"E. 759.74' to a 3/4" water pipe found;

thence, with the property line of Virginia Osborn, et.al., 1050/218, S.84°18'21"E. 982.95' to a 3/4" water pipe found;

thence, with the property line of Charles Edward & Wilma Joan Norman, 898/325, and continuing S.84°18'21"E. 480.96' to a concrete post found;

thence, with the property line of Charles Vinton Parr, 474/427, S.05°32'47"W. 383.47' to a point in a stream, which bears S.30°49'34"E. 28.90' from a 5/8" steel pin set;

PARAGRAPH "A"

thence, with the small stream and through the property of Margery Foy Grasley, 793/179, 387/94, the following 5 courses:

1. thence, S.88°31'47"W. 440.48' to a point, which bears S.05°32'47"W. 23.12' from a 5/8" steel pin set;
2. thence, S.86°54'29"W. 56.71' to a point, which bears S.05°33'59"W. 24.44' from a 5/8" steel pin set;
3. thence, N.86°45'13"W. 255.00' to a point, which bears S.06°03'06"W. 23.02' from a 5/8" steel pin set;
4. thence, S.72°49'48"W. 722.49' to a point, which bears S.23°44'41"E. 31.63' from a 5/8" steel pin set;
5. thence, continuing S.72°49'48"W. 54.22' to the TRUE POINT OF BEGINNING, containing 17.350 acres, more or less, and is subject to all easements, rights-of-way, or restrictions, whether recorded or implied.

WATERCOURSE EASEMENTS:

Reserving for the grantor, grantor's heirs, and assigns, a 40' non-exclusive easement along the north side of the stream as identified above by the 5 courses marked PARAGRAPH "A", for the purpose of maintaining a clean watercourse, free from brush and other debris.

Granting to the grantee, grantee's heirs, and assigns, a 40' non-exclusive easement along the south side of the stream as identified above by the 5 courses marked PARAGRAPH "A", for the purpose of maintaining a clean watercourse, free from brush and other debris.

50' AND 25' EASEMENTS, INGRESS & EGRESS:

Granting to the grantee, grantee's heirs, and assigns, a 50' non-exclusive easement for ingress, egress, and regress to and from the above described 17.350 acres tract, south along the west line of the grantor's property to a point where the north line of Northbrook Subdivision, P.B. 9, pg. 11, extended west intersects said west line, thence with the extension thereof and along the north side of said subdivision and with its' extension east to the west property line of Earl E. & Janice L. Helmbrecht, 736/88, at which line commences a 25' easement also being granted, which extends east to the "Old Dresden-Zanesville Road", now County Road 2, said 25' easement

CONTINUED 17.350 acres tract

727 Cambridge Road
Coshocton, Ohio 43812



LANDMARK SURVEYS

EARL R. DONAKER, P.S.

(614) 623-0993

1-800-842-3264

CONTINUED 17.350 acre tract

being the same as described in 793/179, and 736/88, both easements to be shared in common with others, said 50' easement being further described as follows:

Beginning at an axle found at the northeast corner of Lot 18, Northbrook Subdivision, P.B. 9, pg. 11, said axle found being the TRUE POINT OF BEGINNING of the 50' easement herein described;

thence, with the north line of Northbrook Subdivision, the following 2 courses:

1. thence, N.85°21'51"W. 300.61' to a point, (axle found, N 0.13', E 0.00');
2. thence, continuing N.85°21'51"W. 228.85' to an axle found;

thence, through the property of Margery Foy Grasley, 793/179, 387/94, the following 3 courses:

1. thence, continuing N.85°21'51"W. 142.30' to a 5/8" steel pin set;
2. thence, continuing N.85°21'51"W. 336.29' to a point;
3. thence, continuing N.85°21'51"W. 50.01' to a point, which bears N.05°26'00"E. 91.69' from an axle found;

thence, with the east line of Melody Lake No. 3, Subdivision, P.B. 9, pg. 49, the following 5 courses:

1. thence, N.05°26'00"E. 17.82' to a point, (axle found, N 0.01', W 0.10');
2. thence, continuing N.05°26'00"E. 109.84' to a point, (axle found, N 0.01', W 0.08');
3. thence, continuing N.05°26'00"E. 110.13' to an axle found;
4. thence, continuing N.05°26'00"E. 249.07' to an axle found;
5. thence, continuing N.05°26'00"E. 16.00' to a point, (5/8" rebar found, S 0.05', W 0.90');

thence, with the property line of Mutual Federal Savings & Loan Association, et.al., 860/223, N.05°35'29"E. 972.18' to a point in a stream;

thence, through the property of Margery Foy Grasley, 793/179, 387/94, the following 7 courses:

1. thence, N.72°49'48"E. 54.22' to a point, which bears S.23°44'41"E. 31.63' from a 5/8" steel pin set;
2. thence, S.05°35'29"W. 993.09' to a point;
3. thence, S.05°26'00"W. 452.09' to a point;
4. thence, S.85°21'51"E. 313.67' to a 5/8" steel pin set;
5. thence, continuing S.85°21'51"E. 393.08' to a 5/8" steel pin set;
6. thence, continuing S.85°21'51"E. 300.61' to a 5/8" steel pin set;
7. thence, continuing S.85°21'51"E. 407.19' to a 5/8" steel pin set;

thence, with the property line of Earl E. & Janice L. Helmbrecht, 736/88, S.05°32'47"W. 50.01' to a 5/8" steel pin set;

thence, with the property line of Jeffery B. & Martha E. Prindle, 767/190, N.85°21'51"W. 406.40' to the TRUE PLACE OF BEGINNING.

Bearings are based on Plat Book 9, page 43, and are for angular calculations only. All 5/8" steel pins set are 30" long.

Pertinent documents: tax maps: 17-07, 17-20, 17-21; deeds: 793/179, 387/94, 1050/218, 898/325, 874/427, 736/88, 767/190, 860/223; Plat Books: 9/49, 9/11, 9/43; surveys by: W. B. Biedenbach, R.L. Daniels, John R. Marshall, A.T. Connor, R.B. P. Harkness, Charles R. Harkness.

Prior deed: 793/179, 387/94.

Description and plat by Landmark Surveys, Earl R. Donaker, Professional Surveyor, #7142, from a survey of the premises in the month of May, in the year of our Lord one thousand nine hundred and ninety-two.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. L. Nambé
5-13-92

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THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS, WHETHER RECORDED OR IMPLIED.

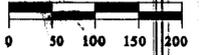
727 Cambridge Road
Coshocton, Ohio 43812

LANDMARK SURVEYS
EARL R. DONAKER, P. S.

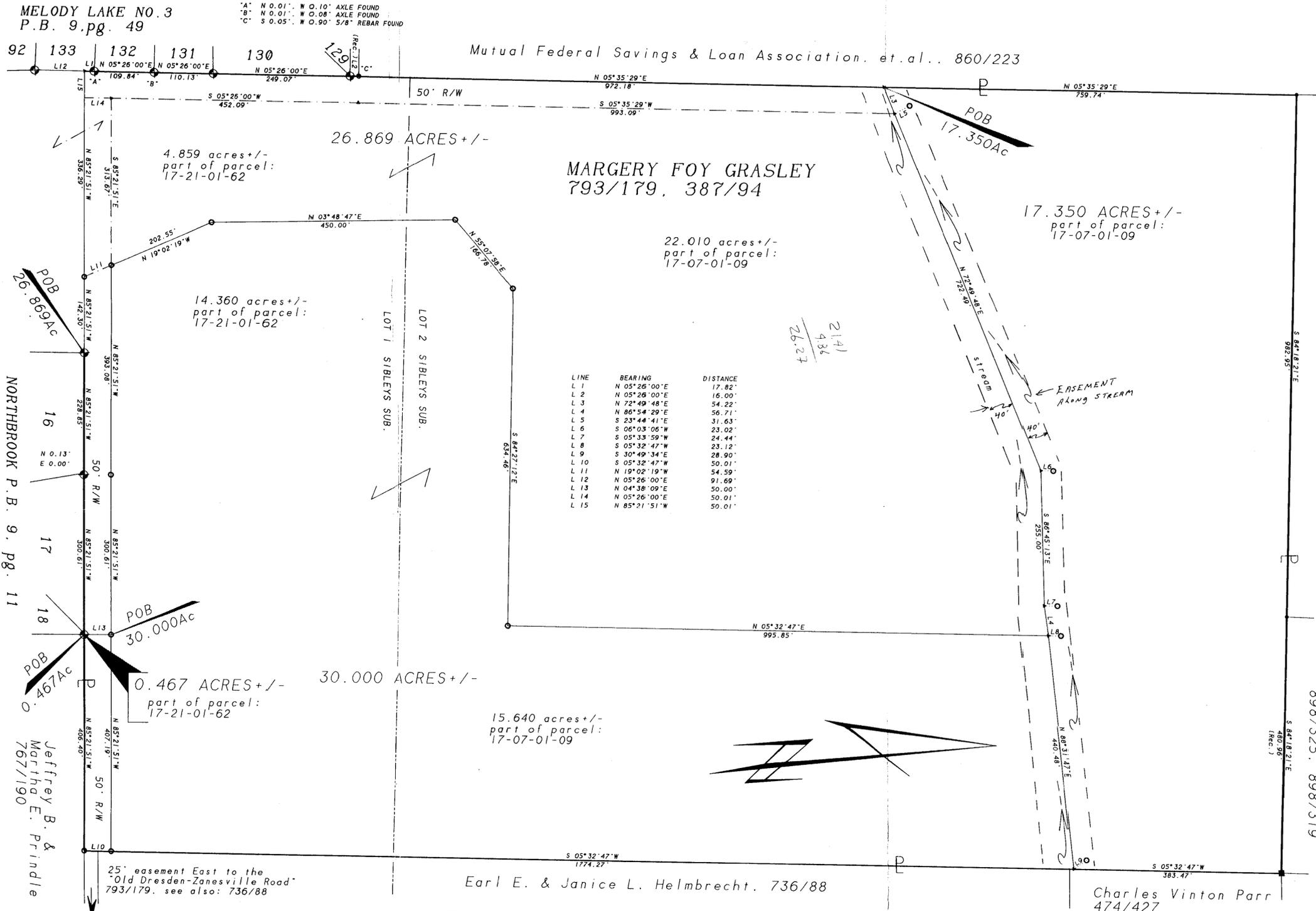
tel: (614) 623-0993
1-800-842-3264

17-07-01-09
17-07-01-09-002
17-21-01-62-001

17-07-01-09-001
ADDRESS N/A



SCALE: 1"=100'
ORIGINAL PLAT 24236



- All 5/8" steel pins set are 30" long with plastic cap marked "ERD 7142"
- 3/4" water pipe found
- concrete post found
- axle found
- ⊗ 5/8" rebar found
- point
- small stream

Pertinent documents:
Tax maps: 17-07, 17-20, 17-21
Deeds: 793/179, 387/94, 1050/218, 898/325, 898/319, 474/427, 736/88, 767/190, 860/223

Plat Books: 9/49, 9/11, 9/43
Surveys by: W.J. Biedenbach, R.L. Daniels, John R. Marshall, A.T. Conner, R.B. Pinnick, Charles R. Harkness
Bearings are based on Plat Book 9, pg. 43, and are for angular calculations only.

Charles Edward & Wilma Joan Norman
898/325, 898/319



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I, Earl R. Donaker, S. 7142, herby certify this plat represents a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code, and to be correct to the best of my knowledge and belief.

NOTE: All distances between monumentation was measured.
Distances to points were calculated.
Record distances are as indicated. (Rec.)

Remove not the old landmark Proverbs 28:10

MARGERY FOY GRASLEY	
793/179 & 387/94	
PART LOTS 1 & 2 SIBLEYS SUB.	
T. 1 N., R. 8 W.,	
UNITED STATES MILITARY LANDS,	
TOWNSHIP: FALLS	
COUNTY: MUSKINGUM	OHIO
Date: MAY	1992