

## Tract A

Situated in the 3<sup>rd</sup> Quarter of Township 1 North, Range 8 West, of the United States Military Lands, Fells Township, Muskingum County, Ohio [and being part of the property conveyed to James L. Marshall ( ½ interest) by a deed recorded in Deed Book 886, page 251 and also conveyed to John K. Marshall and Lila B. Marshall ( ½ interest) as Parcel 2 of a deed recorded in Deed Book 1157, page 385. (Aud. Par. #17-53-02-11-000, part)] and being further bounded and described as follows:

Beginning for a point of reference at the Northeast corner of Lot 12 of Kingsview Subdivision, as shown on the plat recorded in Plat Book 14, page 19;

thence North 43° 22' 22" East, along the South line of a tract conveyed to James L. and Jean A. Brinckerhoff by a deed recorded in Deed Book 1162, page 21, a distance of 106.06 feet to a point;

thence North 31° 57' 38" West, along the East line of the aforementioned Brinckerhoff tract, a distance of 169.02 feet to a point;

thence South 89° 03' 22" West, along the North line of said Brinckerhoff tract, a distance of 360.35 feet to a point;

thence North 00° 56' 38" West, along the West line of a tract conveyed to Charles Terry Vousden and Beverly Sue Vousden by a deed recorded in Deed Book 1899, page 720, a distance of 1011.78 feet to a point;

thence North 89° 03' 22" East, along the North line of the aforementioned Vousden tract, a distance of 1347.51 feet to a point;

thence the following three (3) courses along the West line of a tract conveyed to Mark. D. and Deborah K. Weiser by a deed recorded in Deed Book 1085, page 141:

- 1) North 11° 46' 40" West, a distance of 554.08 feet to a point;
- 2) North 12° 13' 43" West, a distance of 489.08 feet to a point;
- 3) North 05° 48' 53" West, a distance of 928.62 feet to a point in Pinecrest Drive;

thence the following three (3) courses along the North line of the aforementioned Weiser tract and generally within Pinecrest Drive:

- 1) South 63° 18' 51" East, a distance of 328.68 feet to a point;
- 2) South 53° 58' 51" East, a distance of 421.08 feet to a point;
- 3) South 87° 08' 51" East, a distance of 152.97 feet to a point, said point being the true place of beginning of this tract;

thence North 25° 36' 54" West, along the East line of a tract conveyed to Gaynelle L. Archer (T.O.D. to Charles H. Archer, Jr.) by a deed recorded in Deed Book 1993, page 260 and passing an iron pin set at a distance of 26.78 feet, a total distance of 126.15 feet to an iron pin set;

thence North 01° 21' 54" West, continuing along the East line of the aforementioned Archer tract and generally along an existing fence line, a distance of 1083.72 feet to an iron pin set;

thence North 88° 35' 21" East, along the South line of a tract conveyed to the State of Ohio by a deed recorded in Deed Book 625, page 227, a distance of 698.72 feet to an iron pin set;

thence the following seven (7) courses along the West line of a tract conveyed to the United States of America by a deed recorded in Deed Book 329, page 94:

- 1) South 11° 27' 59" East, a distance of 539.40 feet to an iron pin set;
- 2) South 33° 08' 59" East, a distance of 209.01 feet to an iron pin set;
- 3) South 63° 48' 01" West, a distance of 150.97 feet to an iron pin set;
- 4) South 33° 08' 59" East, a distance of 275.36 feet to an iron pin set;
- 5) South 43° 17' 59" East, a distance of 366.66 feet to an iron pin set;
- 6) North 45° 08' 01" East, a distance of 150.00 feet to an iron pin set;
- 7) South 43° 31' 19" East, passing an iron pin set at a distance of 132.46 feet, a total distance of 164.96 feet to a point in the center of the former Pinecrest Drive;

thence South 69° 10' 54" West, along the North line of a tract conveyed to Justin A. Jasper by a deed recorded in Deed Book 1011, page 212 and along the center of the former Pinecrest Drive, a distance of 315.24 feet to a point;

thence South 69° 53' 17" West, along the North line of tracts conveyed to Mary A. Lemmon by deeds recorded in Deed Book 522, page 852 and Deed Book 624, page 50, and to Mary A. Lemmon by a deed recorded in Deed Book 1136, page 35 and also along the North line of a tract conveyed to Edna Kripe by a deed recorded in Deed Book 1136, page 68 and also generally within Pinecrest Drive, a distance of 396.04 feet to  $\frac{5}{8}$  inch rebar found;

thence North 39° 44' 13" West, along the Easterly line of a tract conveyed to Michael P. and Beth Ann Ingram by a deed recorded in Deed Book 1727, page 375, a distance of 353.10 feet to a railroad spike set;

thence North 86° 50' 30" West, along the North line of the aforementioned Ingram tract, a distance of 343.92 feet a  $\frac{5}{8}$  inch rebar found;

thence North 24° 17' 10" West, along the Easterly line of the aforementioned Weiser tract, a distance of 22.85 feet a point in Pinecrest Drive;

thence North 87° 08' 51" West, along the North line of said Weiser tract and generally within Pinecrest Drive, a distance of 81.22 feet to the place of beginning.

Containing 27.0302 acres, subject to all legal road right of way and any valid and existing easements, restrictions, leases or other conditions of record.

The bearings shown on this plat are based on the bearings in a deed to the State of Ohio as recorded in Deed Book 625, page 227. Pertinent documents used for this survey and are all deeds and plats mentioned; tax map; a survey plat prepared by Raymond M. Roberts, Reg. Surv. #5803, dated August 1, 1987; two (2) survey plats prepared by L. Peter Dinan, Reg. Surv. #5451, for Mary Lemmon— one (1) dated June 13, 1985 and one (1) dated June 24, 1997; a survey plat prepared by Stephen M. Bowman, Reg. Surv. #7135, for Mildred Smithey dated September 28, 1993; a survey plat prepared by Michael D. Nichols, Reg. Surv. #6923, for Ray Marple dated May 12, 1989; and the Right-of-Way and Track Map for The Baltimore and Ohio Railroad Company, sheet V 125/42. All iron pins described as set are  $\frac{5}{8}$  inch diameter, 30 inches long, solid reinforcing bars with plastic identification caps. All mention of Deed Books and Plat Books refer to records on file in the Muskingum County Recorders Office.

This description was prepared by Harold W. Hitchens, Jr., Reg. Surv. #6751, from an actual field survey made under my supervision during November of 2008.

**OFFICE COPY**  
**NOT RECORDED**  
Harold W. Hitchens, Jr., Reg. Surv. #6751  
Hitchens & Associates

DESCRIPTION  
APPROVED  
By: *[Signature]* 12/2/08

November 26, 2008



Job#3853-11-08

Situated in the 3rd. Qtr. of Twp. 1N, Rng. 8W, U.S.M.L.  
Falls Township, Muskingum County, Ohio

Being all of the property conveyed to James L. Marshall (1/2 interest)  
by a deed recorded in Deed Book 886, page 251 and also conveyed to  
John K. Marshall and Lila B. Marshall (1/2 interest) as Parcel 2  
of a deed recorded in Deed Book 1157, page 385.  
(Aud. Par. #17-53-02-11-000)

State of Ohio  
D.B. 625 - 227

State of Ohio  
D.B. 625 - 227

**Pertinent Documents**

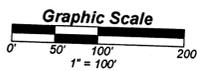
Deeds and plats as shown; tax map; a survey plat prepared by Raymond M. Roberts, Reg. Surv. #5803, dated August 01, 1987; two (2) survey plats prepared by L. Peter Dinan, Reg. Surv. #5451 for Mary Lemmon - one (1) dated June 13, 1985 and one (1) dated June 24, 1997; a survey plat prepared by Stephen M. Bowman, Reg. Surv. #7135, for Mildred Smitty dated September 28, 1993; a survey plat prepared by Michael D. Nichols, Reg. Surv. #6923 for Ray Marple dated May 12, 1989; and the Right-of-Way and Track Map for The Baltimore and Ohio Railroad Company, sheet V-12542.

**Bearing Reference**

The bearings shown on this plat are based on the bearings in the deed to the State of Ohio as recorded in Deed Book 625, page 227.

**Legend**

- Iron Pin Found, 5/8" rebar (unless shown otherwise)
- P.K. Nail Found
- △ Railroad Spike Found
- ▲ Railroad Spike Set
- Iron Pin Set, 5/8" x 30" rebar (with plastic identification cap)



**Tract A**  
27.0302 Acres

**Tract B**  
21.9769 Acres

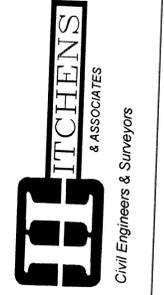
Gaynelle L. Archer  
T.O.D. Charles H. Archer, Jr.  
D.B. 1993 - 260

Jane E. Marple  
T.O.D. Ray H. Marple  
D.B. 1017 - 38 &  
D.B. 2179 - 382

**Boundary Survey**  
for  
**John K. Marshall**

Scale: 1" = 100'  
Dwn. by: HWH  
Chkd. by: HWH  
Job No.: 3853-10-08  
Date: 10/26/08

234 South 3rd  
Coshocan, Ohio 43812  
Phone: (740) 622-1808  
Fax: (740) 622-1766  
Email: hwhitchens@sbcglobal.net



Date

**DESCRIPTION**

APPROVED  
By: [Signature]

