

20-60-19-25
540 VIRGINIA RIDGE RD

WARD & EMLER SURVEYING, INC.

Professional Land Surveyors
113 Third Street S.E.
New Philadelphia OH 44663-2004
(330) 339-5866 (voice & fax)
E-mail: surveyors2@juno.com

Samuel C. Ward
Professional Surveyor #7356

Randall A. Emler
Professional Surveyor #7760

April 16, 2001

**Description of a 5.103 Acre Tract – Tract 6
For
Acreage Investments
“Virginia Ridge Road Farm”**

Situated in the Township of Harrison, County of Muskingum and State of Ohio.

Being located in the northeast quarter of Section 19, Township 12, Range 12 and being a part of a 92.82 acre tract (A.P.#20-60-19-07) as conveyed to Acreage Investments, Inc. by Official Record 1524 Page 985 of the Muskingum County Deed Records, being more fully described as follows;

Commencing at a stone monument (found) at the southeast corner of the northeast quarter of Section 19;

Thence with the southerly line of said quarter section and said 92.82 acre tract, North 84 deg. 42 min. 00 sec. West, 2761.82 feet to a 5/8" iron pin (found) at the southwest corner of said quarter section and the southwest corner of said 92.82 acre tract;

Thence with the westerly line of said quarter section and said 92.82 acre tract, North 5 deg. 06 min. 04 sec. East, 1655.87 feet to a point at the northwesterly corner of said 92.82 acre tract and in “VIRGINIA RIDGE ROAD” (T.R.#66), passing on line a 5/8" iron pin (set) at 1615.87 feet;

Thence with the northerly line of said 92.82 acre tract and with said road the following 4 courses and distances;

- 1) North 47 deg. 38 min. 41 sec. East, 445.74 feet to a point;
- 2) Thence South 82 deg. 21 min. 19 sec. East, 235.00 feet to a point;
- 3) Thence South 66 deg. 21 min. 19 sec. East, 344.99 feet to a point;
- 4) Thence South 41 deg. 51 min. 19 sec. East, 186.42 feet to a point at the **TRUE PLACE OF BEGINNING** of the tract herein to be described;

Thence from said beginning and continuing with the northerly line of said 92.82 acre tract and with said road the following 2 courses and distances;

- 1) South 41 deg. 51 min. 19 sec. East, 213.58 feet to a point;
- 2) Thence South 40 deg. 06 min. 19 sec. East, 187.44 feet to a point;

Thence leaving said road and through the lands of said 92.82 acre tract, South 47 deg. 39 min. 58 sec. West, 268.11 feet to a 5/8" iron pin (set), passing on line a 5/8" iron pin (set) at 25.00 feet;

Thence South 41 deg. 55 min. 40 sec. East, 194.69 feet to a 5/8" iron pin (set);

Thence South 9 deg. 59 min. 21 sec. West, 585.16 feet to a 5/8" iron pin (set);

Thence North 84 deg. 42 min. 00 sec. West, 100.00 feet to a 5/8" iron pin (set);

Thence North 16 deg. 41 min. 14 sec. West, 269.61 feet to a 5/8" iron pin (set);

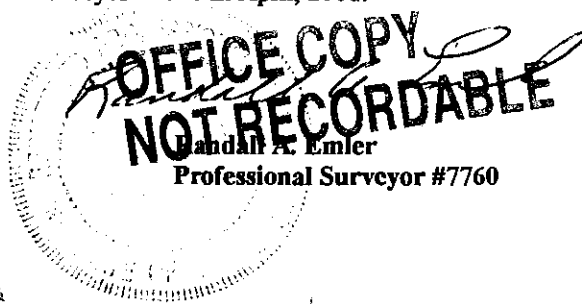
Thence North 5 deg. 05 min. 04 sec. East, 940.35 feet to the **TRUE PLACE OF BEGINNING** containing 5.103 Acres (passing on line a 5/8" iron pin (set) at 910.35 feet), more or less, but subject to all legal highways, right-of-ways, easements, leases and restrictions of record or otherwise legally established.

Bearings are oriented to the southerly line of the 92.82 acre tract (O.R. 1524 P.985) and iron pins indicated (set) are 5/8" x 30" iron rebars with an orange plastic cap stamped “EMLER 7760”.

Survey and description by Randall A. Emler, Professional Surveyor #7760 in April, 2001.

RECEIVED
FOR RECORDED
BY *[Signature]*

4-26-2001



This property is subject to all legal highways, right-of-ways, easements, leases and restrictions of record or otherwise legally established which may not be necessarily shown hereon

MAINTENANCE AGREEMENT: (60' common access drive - easement)
Grantee, for grantee, grantee's heirs and assigns, covenants with grantor, grantor's heirs and assigns, that grantee in common with others from time to time and at all times hereafter at their shared expense, will repair and maintain, in a proper, substantial and workmanlike manner the 60' non-exclusive common drive.

Dedication:
I, the undersigned, Joe J. Detweiler for Acreage Investments, Inc. owner of the real estate shown, hereby certify that I have caused the same to be surveyed and platted into lots. Lots are numbered 2-15, inclusive and named "VIRGINIA RIDGE FARM SUBDIVISION" and that this plat does not involve any new public roads.

Joe J. Detweiler Wendi L. Iberg Cathy Abel
Witness Witness Witness

STATE OF OHIO, COUNTY OF Stark
Before me a Notary Public in and for said County, personally appeared Joe J. Detweiler, who executed the foregoing instrument and acknowledged that he did the same and that it was his free act and deed. In testimony whereof, I have hereunto subscribed my name and affixed my seal at
Uniontown, Ohio, this 7th day of August, 2001.

Notary Public Wendi L. Iberg
My Commission Expires 11-30-05

- Denotes 5/8" x 30" iron pin (set) "EMLER 7760"
- ⊕ Denotes 5/8" iron pin (found) "BIEDENBACH #5718"
- ⊙ Denotes 5/8" iron pin (found) "#5410"
- Denotes 1/2" iron pin (found)
- Denotes stone monument (found)

Bearings are oriented to the southern line of the 92.82 acre tract (O.R. 1524 P. 985) and iron pins indicated (set) are 5/8" x 30" iron rebars with an orange plastic cap stamped "EMLER 7760".

Documents used were plats of local surveys, deeds, volumes and pages as shown hereon.

*The ownership of this area is uncertain. A 1979 survey by Robert A. Jones P.S. 6029 of a 92.82 acre tract (V.1034 P.329) included this area that was conveyed in 1936 to the Harrison Township Trustees (V.262 P.242). I would not recommend building any improvements within this area until further research could be done to verify the ownership of this area.

Description approved for Auditor's Transfer

Transferred Date

Muskingum County Auditor
Fee:

State of Ohio, Muskingum County
Received for record on the
day of , 2001
at o'clock , 2001
Recorded
In:
Fee:

Muskingum County Recorder

Plat of a Survey
for

ACREAGE INVESTMENTS, INC.
of the

"VIRGINIA RIDGE FARM SUBDIVISION"

Located in

Northeast Quarter of Section 19
West Half of Section 20, T-12, R-12
Harrison Township, Muskingum County, Ohio.

Scale: 1" = 200' August, 2001

Prepared By
WARD & EMLER SURVEYING, INC.
113 Third Street S.E.
New Philadelphia, Ohio 44663
(330) 364-5866 (voice & fax)
E-mail: surveyors2@juno.com

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY W. L. Iberg
4-26-2001

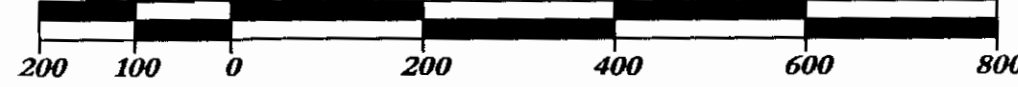
Emilio Fabrizio
35.412 Acre Tract
(V.1119 P.151)

J.J. Detweiler Enterprises, Inc.
5.010 Acre Tract
(V.118 P.398)

S.E. Corner
N.E. Quarter
Section 19

Quarter Section 19
N 44° 52' 21" E
611.50'

Centerline 60' Easement		
Id	Bearing	Distance
L1	N 62° 11' 06" E	626.43'
L2	N 78° 34' 23" E	158.46'
L3	S 89° 49' 48" E	182.64'
L4	N 72° 41' 00" E	321.86'
L5	N 83° 23' 08" E	301.76'
L6	N 50° 12' 09" E	116.14'
L7	S 6° 14' 07" W	110.00'
L8	S 83° 14' 53" E	40.00'
L9	N 6° 14' 07" E	110.00'



CERTIFICATION OF SURVEYOR
I, hereby certify that at the direction of Acreage Investments, Inc. owner of the real estate shown, I have surveyed and platted 91.333 acres more or less, being all of the remainder of A.P.#20-60-19-07 and all of A.P.#20-60-20-49-001 into lots as shown, the lots are numbered 2 to 15 inclusive and this plat correctly represents the "VIRGINIA RIDGE FARM SUBDIVISION", that dimensions are given in feet and decimal parts thereof, and this plat represents a boundary survey pursuant to Chapter 4733-37 of the Ohio Administrative Code and to be correct to the best of my knowledge and belief.

OFFICE COPY
Randall A. Emler
Professional Surveyor No. 7760
August 2001
NOT RECORDABLE

STATE OF OHIO