

20-60-19-33
380 VIRGINIA RIDGE
RD

WARD & EMLER SURVEYING, INC.

Professional Land Surveyors
113 Third Street S.E.
New Philadelphia OH 44663-2004
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Samuel C. Ward
Professional Surveyor #7356

Randall A. Emler
Professional Surveyor #7760

April 18, 2001

**Description of a 7.987 Acre Tract – Tract 14
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 14 and being a part of a 92.82 acre tract (A.P.#20-60-19-07 & A.P.#20-60-20-49-001) as conveyed to Acreage Investments, Inc. by Official Record 1524 Page 985 of the Muskingum County Deed Records, being more fully described as follows;

Beginning at a stone monument (found) at the southeast corner of the northeast quarter of Section 19 and at the **TRUE PLACE OF BEGINNING** of the tract herein to be described;

Thence from said beginning and with the southerly line of said quarter section and said 92.82 acre tract, North 84 deg. 42 min.00 sec. West, 281.16 feet to a 5/8" iron pin (set);

Thence leaving said line and through the lands of said 92.82 acre tract the following 6 courses and distances;

- 1) North 1 deg. 49 min. 10 sec. East, 640.92 feet to a 5/8" iron pin (set);
- 2) Thence North 43 deg. 20 min. 25 sec. West, 137.75 feet to a 5/8" iron pin (set);
- 3) Thence North 25 deg. 13 min. 45 sec. West, 65.61 feet to a 5/8" iron pin (set);
- 4) Thence North 19 deg. 08 min. 28 sec. East, 67.96 feet to a 5/8" iron pin (set);
- 5) Thence North 61 deg. 38 min. 07 sec. East, 224.89 feet to a 5/8" iron pin (set);
- 6) Thence North 9 deg. 02 min. 03 sec. East, 97.38 feet to a point on the northerly line of said 92.82 acre tract and in “VIRIGINA RIDGE ROAD” (T.R.#66), passing on line a 5/8" iron pin (set) at 72.38 feet;

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

- 1) South 76 deg. 54 min. 53 sec. East, 94.11 feet to a point;
- 2) Thence South 83 deg. 14 min. 53 sec. East, 123.23 feet to a point;

Thence leaving said line and through the lands of said 92.82 acre tract, the following 7 courses and distances;

- 1) South 50 deg. 12 min. 09 sec. West, 116.14 feet to a 5/8" iron pin (set) at the centerline of a proposed 60' easement, passing on line a 5/8" iron pin (set) at 25.00 feet;
- 2) Thence with said centerline, South 83 deg. 23 min. 08 sec. West, 145.29 feet to a 5/8" iron pin (set);
- 3) Thence leaving said centerline, South 61 deg. 38 min. 07 sec. West, 196.87 feet to a 5/8" iron pin (set);
- 4) Thence South 19 deg. 08 min. 28 sec. West, 48.04 feet to a 5/8" iron pin (set);
- 5) Thence South 25 deg. 13 min. 45 sec. East, 51.43 feet to a 5/8" iron pin (set);
- 6) Thence South 43 deg. 20 min. 25 sec. East, 104.40 feet to a 5/8" iron pin (set);
- 7) Thence South 56 deg. 53 min. 26 sec. East, 551.42 feet to a 1/2" iron pin (found) on the easterly line of said 92.82 acre tract and the westerly line of a 35.412 acre tract as conveyed to Emilio Fabrizi (V.1119 P.151);

Thence with the easterly line of said 92.82 acre tract and the westerly line of said 35.412 acre tract, the following 4 courses and distances;


- 1) South 9 deg. 50 min. 03 sec. West, 399.31 feet to a 1/2" iron pin (found);
- 2) Thence South 6 deg. 50 min. 15 sec. West, 399.48 feet to a 1/2" iron pin (found);
- 3) Thence South 8 deg. 42 min. 08 sec. West, 198.72 feet to a 1/2" iron pin (found);
- 4) Thence South 77 deg. 47 min. 08 sec. West, 120.31 feet to a point on the west line of Section 20;

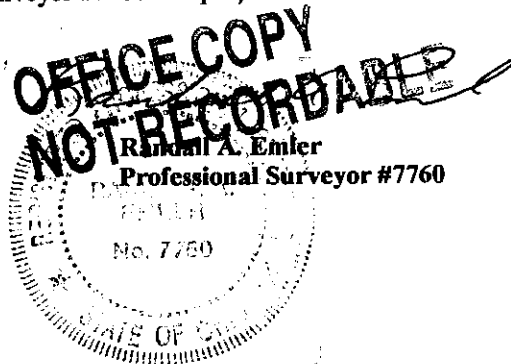
Thence with the westerly line of Section 20 and the bounds of said 92.82 acre tract, North 5 deg. 55 min. 32 sec. East, 611.36 feet to the **TRUE PLACE OF BEGINNING** containing 7.978 Acres more or less, but subject to all legal highways, right-of-ways, easements, leases and restrictions of record or otherwise legally established.

The above described 7.978 acre tract comprises of 4.758 acres in Section 19 and 3.220 acres in Section 20.

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 DEEDS
BY 
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.

Wayne H. Dearth
Residue 297.56 Acre Tract
(V.868 P.325)

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

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

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

Description approved for Auditor's Transfer

Transferred Date

Muskingum County Auditor
Fee:

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

Muskingum County Recorder

Plat of a Survey
for

ACREAGE INVESTMENTS, INC.
of the

"VIRGINIA RIDGE FARM SUBDIVISION"

Located in

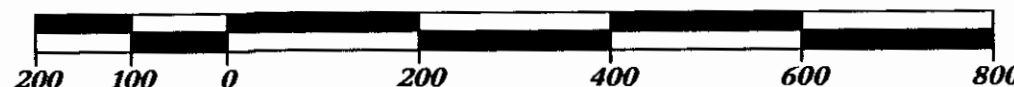
Northeast Quarter of Section 19
West Half of Section 20, T-12, R-12
Harrison Township, Muskingum County, Ohio.

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. Iberg
4-26-2001

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
NOT RECORDABLE
August 2001 No. 7750
STATE OF OHIO