

20-60-19-34  
ADDRESS N/A

**WARD & EMLER SURVEYING, INC.**  
Professional Land Surveyors  
113 Third Street S.E.  
New Philadelphia OH 44663-2004  
(330) 339-5866 (voice & fax)  
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Samuel C. Ward  
Professional Surveyor #7356

Randall A. Emler  
Professional Surveyor #7700

April 18, 2001

**Description of a 5.721 Acre Tract -- Tract 15  
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 35.412 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;

Commencing at a stone monument (found) at the southeast corner of the northeast quarter of Section 19 and a corner of said 92.82 acre tract;

Thence with the easterly line of said section and said 92.82 acre tract, South 5 deg. 55 min. 32 sec. West, 611.36 feet to a point at the corner of a 35.412 acre tract as conveyed to Emilio Fabrizi (V.1119 P.151) and a corner of said 92.82 acre tract;

Thence with the bounds of said 35.412 acre tract and said 92.82 acre tract the following 4 courses and distances;

- 1) North 77 deg. 47 min. 08 sec. East, 120.31 feet to a 1/2" iron pin (found);
- 2) Thence North 8 deg. 42 min. 08 sec. East, 198.72 feet to a 1/2" iron pin (found);
- 3) Thence North 6 deg. 50 min. 15 sec. East, 399.48 feet to a 1/2" iron pin (found);
- 4) Thence North 9 deg. 50 min. 03 sec. East, 399.41 feet to a 1/2" iron pin (found) at the TRUE PLACE OF BEGINNING of the tract herein to be described;

Thence from said beginning and through the lands of said 92.82 acre tract the following 7 courses and distances;

- 1) North 56 deg. 53 min. 26 sec. West, 551.42 feet to a 5/8" iron pin (set);
- 2) Thence North 43 deg. 20 min. 25 sec. West, 104.40 feet to a 5/8" iron pin (set);
- 3) Thence North 25 deg. 13 min. 45 sec. West, 51.43 feet to a 5/8" iron pin (set);
- 4) Thence North 19 deg. 08 min. 28 sec. East, 48.04 feet to a 5/8" iron pin (set);
- 5) Thence North 61 deg. 38 min. 07 sec. East, 196.87 feet to a 5/8" iron pin (set) on the centerline of a proposed 60' easment;
- 6) Thence with said centerline, North 83 deg. 23 min. 08 sec. East, 145.29 feet to a 5/8" iron pin (set);
- 7) Thence with said centerline, North 50 deg. 12 min. 09 sec. East, 116.14 feet to a point on the northerly line of said 92.82 acre tract and in "VIRIGINIA RIDGE ROAD" (T.R.#66) passing on line a 5/8" iron pin (set) at 91.14 feet;

Thence with the northerly line of said 92.82 acre tract and with said road, South 83 deg. 14 min. 53 sec. East, 131.77 feet to a point;

Thence leaving said road and continuing with the bounds of said 92.82 acre tract the following 3 courses and distances;

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399.31

- 1) South 6 deg. 14 min. 07 sec. West, 110.00 feet to a point, passing on line a 5/8" iron pin (set) at 25.00 feet and 95.00 feet;
- 2) Thence South 83 deg. 14 min. 53 sec. East, 40.00 feet to a 5/8" iron pin (set);
- 3) Thence North 6 deg. 14 min. 07 sec. East, 110.00 feet to a point in "VIRIGINA RIDGE ROAD" (T.R.#66), passing on line a 5/8" iron pin (set) at 85.00 feet;

Thence continuing with the northerly line of said 92.82 acre tract and with said road, South 83 deg. 14 min. 53 sec. East, 73.45 feet to a point at the northeasterly corner of said 92.82 acre tract and the northwesterly corner of a 5.010 acre tract as conveyed to J.J. Detweiler Enterprises, Inc. (V.118 P.398);

Thence with the easterly line of said 92.82 acre tract and the westerly line of said 5.010 acre tract the following 2 courses and distances;

- 1) South 9 deg. 21 min. 45 sec. West, 355.00 feet to a 1/2" iron pin (set), passing on line a 5/8" iron pin (found) at 30.00 feet;
- 2) Thence South 10 deg. 53 min. 52 sec. West, 279.58 feet to the **TRUE PLACE OF BEGINNING** containing **5.721 Acres** more or less, but subject to all legal highways, right-of-ways, easements, leases and restrictions of record or otherwise legally established.

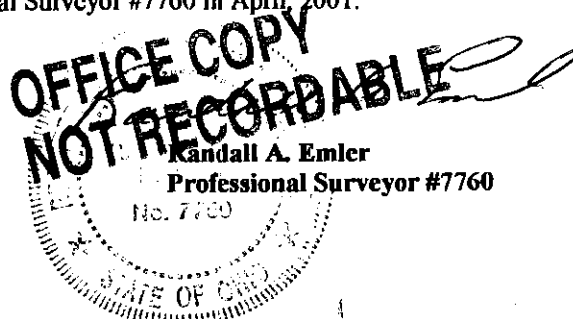
The above described 5.721 acre tract comprises of 3.306 acres in Section 19 and 2.415 acres in Section 20.

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.

DESCRIPTION  
FOR RECORDS  
BY *[Signature]*

*4-26-2001 Note dit. correction on other side*



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      Wende 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 7<sup>th</sup> day of August, 2001.

Notary Public Wende 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  
day of \_\_\_\_\_, 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

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

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

\*Tracts #2 - #15 comprise all of the remainder of the 92.82 acre tract as conveyed to Acreage Investments, Inc. in Official Record 1524 at Page 985).

**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.

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NOT RECORDABLE  
Randall A. Emler  
Professional Surveyor No. 7760  
August 2001  
STATE OF OHIO

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'

