

GENERAL WARRANTY DEED

Albert Morgan Osborn and Narcissa E. Osborn, husband and wife, Grantors, for valuable consideration paid, grant, with general warranty covenants, to **Julius Prater and Dorothy S. Prater, husband and wife, for their joint lives, remainder to the survivor of them**, Grantees, whose tax mailing address is: 10410 Black Run Road, Frazeyburg OH 43822, the following real property situated in **Jackson Township, Muskingum County, Ohio**, and bounded and described as follows:

Situated in the State of Ohio, County of Muskingum, Township of Jackson, and being located in Section Sixteen (16) in Township Three (3) of Range Nine (9), Of the U.S. Military Lands, and being the same parcel described in Deed Volume 1134, Page 172, conveyed to Albert and Narcissa Osborn, and being more particularly described as follows:

Commencing for reference at the intersection of Baughman Park Road and State Route 586 (also known as Black Run Road) and being the TRUE POINT OF BEGINNING;

thence with the center of said Black Run Road The following Seven (7) courses, North 01 degrees 57' 58" East a distance of 147.26 feet to a point;

thence North 02 degrees 04' 54" East a distance of 144.70 feet to a point;

thence North 01 degrees 28' 51" East a distance of 73.69 feet to a point;

thence North 00 degrees 39' 23" East a distance of 75.37 feet to a point;

thence North 02 degrees 14' 16" West a distance of 71.86 feet to a point;

thence North 07 degrees 37' 22" West a distance of 122.12 feet to a point;

thence North 12 degrees 27' 18" West a distance of 45.96 feet to a point;

thence with the North line of a 101.86 acre tract conveyed to Patricia McClintick (as shown in Deed Volume 1130, page 603), North 77 degrees 21' 11" West a distance of 1131.60 feet, passing an iron pin {found} at 60.65 feet to an iron pin {found};

thence with the East line of said 101.86 acre tract North 13 degrees 27' 44" East a distance of 974.39 feet to an iron pin (found):

thence with the South line of a 23.78 acre tract conveyed to J. Hittle (as shown in Deed Volume 1136, Page 831), and being the South line of a 1.86 acre tract conveyed to Eral and Sondra Paazig (as shown in Deed Volume 1016, Page 131), and also being the North line of said Southwest Quarter of said Section Sixteen (16), South 76 degrees 44' 01" East crossing said Black Run Road, a distance of 611.46 feet, passing an iron pipe {set} at 333.15 feet, and passing iron pins {found} at 434.36 feet and 546.27 feet, to an iron pin {found};

thence with the East line of said 1.86 acre tract, North 09 degrees 09' 51" East a distance of 330.68 feet to an iron pin {found};

thence with the South line of a 5.29 acre tract conveyed to S. King and T. Spencer (as shown in Deed Volume 1517, Page 721), and also the South line of a 68.28 acre tract conveyed to J. Randall (as shown in Deed Volume 568, Page 850), North 84 degrees 18' 31" East a distance of 1124.12 feet, passing an iron pin {found} at 156.02 feet to an iron pin (set);

thence with the West line of a 37.00 acre tract and a 20.00 acre tract conveyed to C. McCormack and S. Haslop (as shown in Deed Volume 1149, Page 109), and also the West line of a 61.28 acre tract conveyed to The Longaberger Company (as shown in Deed Volume 1129, Page 124), said line also being the East line of the Southwest Quarter of said Section 16, South 13 degrees 15' 58" West a distance of 2848.44 feet to an iron pipe {set} in the center of Baughman Park Road;

thence with the following Fourteen (14) courses following the center of said Baughman Park Road, North 64 degrees 24' 32" West a distance of 86.90 feet to a point;

thence North 52 degrees 36' 45" West a distance of 49.88 feet to a point;
thence North 36 degrees 36' 34" West a distance of 26.53 feet to a point;
thence North 19 degrees 53' 24" West a distance of 19.14 feet to a point;
thence North 01 degrees 47' 12" West a distance of 35.70 feet to a point;
thence North 10 degrees 06' 27" East a distance of 77.45 feet to a point;
thence North 06 degrees 47' 36" East a distance of 56.38 feet to a point;
thence North 02 degrees 47' 36" West a distance of 63.05 feet to a point;
thence North 07 degrees 49' 30" West a distance of 90.22 feet to a point;
thence North 09 degrees 06' 23" West a distance of 49.14 feet to a point;
thence North 11 degrees 07' 42" West a distance of 44.41 feet to a point;
thence North 18 degrees 48' 05" West a distance of 31.33 feet to a point;
thence North 38 degrees 39' 02" West a distance of 46.55 feet to a point;
thence North 60 degrees 46' 41" West a distance of 31.55 feet to the True Point of Beginning containing **57.911 acres**.

Subject, however to any/all legal easements, setbacks, restrictions and right-of-ways of record. This description is based on an actual survey completed in August 2005 by the Harmon Surveying Company. Bearings are based on the East line of a parcel conveyed to Albert and Narcissa Osborn, (as shown in Deed Volume 1134, Page 172), as being South 23 degrees 15' 58" West. Iron pipes that are set are 30" in length x 3/4" OD with a plastic cap marked "HARMON PS 7659". All deed references are recorded with the Muskingum County Recorders Office.

Executed on September 16th, 2005.

APPROVED FOR CLOSURE

29-30-16-14

29-30-16-10

EXEMPT FROM
PLANNING COMMISSION

ALH 10-3-2005

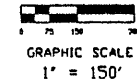
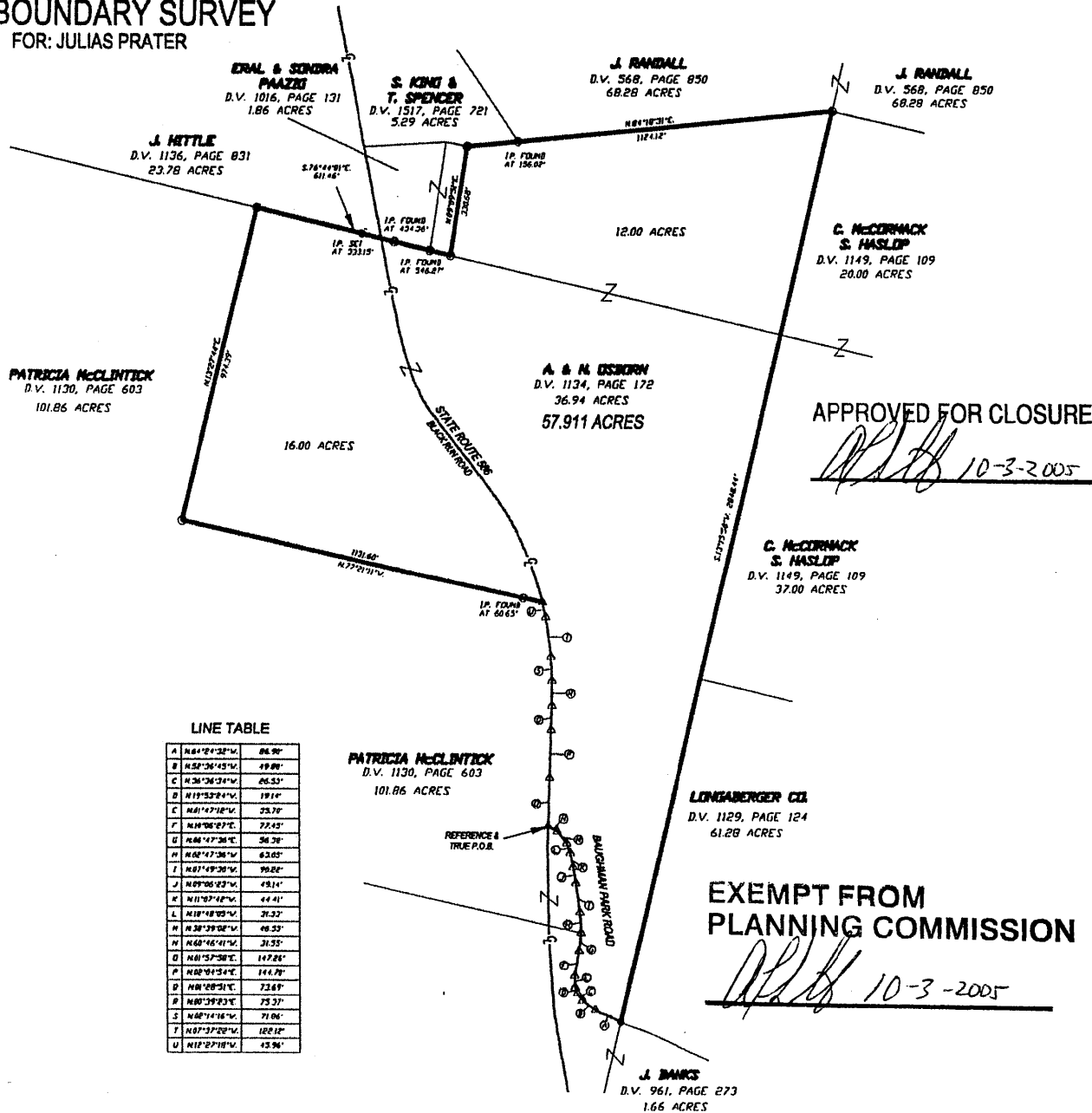
Albert Morgan Osborn
ALBERT MORGAN OSBORN

Narcissa E. Osborn
NARCISSA E. OSBORN

OFFICIAL RECORDABLE

BOUNDARY SURVEY FOR: JULIAS PRATER

10410 Black Run Rd 29-30-16-14



DATE: 08/21/08
JOB NUMBER: 2284
SCALE: 1" = 150'
DRAWING: 1000
REVISED:

SYMBOL LEGEND

- STONE FOUND
- FENCE POST
- ▲ SURVEY NAIL SET
- △ CALCULATED POINT
- IRON PIPE FOUND
- 30" x 3/4" O.D. IRON PIPE SET, w/ 10 CAP MARKED "HARMON PS7659"

SUBJECT TO ALL EASEMENTS OF RECORD

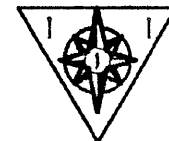
THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY BY THE HARMON SURVEYING COMPANY IN AUGUST 2005.

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF JACKSON, AND BEING LOCATED IN SECTION SIXTEEN (16) IN TOWNSHIP THREE (3) OF RANGE NINE (9), OF THE U.S. MILITARY LANDS, AND BEING ALL OF THE SAME PARCEL DESCRIBED IN DEED VOLUME 1134, PAGE 172, CONVEYED TO ALBERT AND MARCISSA OSBORN.

BEARING ARE BASED ON THE EAST LINE OF A PARCEL CONVEYED TO ALBERT AND MARCISSA OSBORN, AS SHOWN IN DEED VOLUME 1134, PAGE 172 OF THE MUSKINGUM COUNTY RECORDER'S RECORDS, AS BEING SOUTH 13 DEGREES 19' 38" WEST.

29-30-16-14
29-30-16-10

OFFICE COPY NOT RECORDABLE
Professional Surveyor
HARLAN SCOTT HARMON



PREPARED BY:
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