

CORRECTIVE DEED DESCRIPTION FOR
DELBERT L. and DORIS JANE DAWSON
AUD. PAR. # 2929902203000 and #2929902204000
94.898 ACRES RESURVEYED [DEED ACRES – 90.19 ACRES]

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION #19 AND A PART OF THE NORTHEAST QUARTER OF SECTION #22, BOTH IN TOWNSHIP 3 NORTH, RANGE 9 WEST, UNITED STATES MILITARY LANDS, JACKSON TOWNSHIP, MUSKINGUM COUNTY, OHIO [ALSO BEING A RESURVEY OF THE PROPERTY OF DELBERT L. and DORIS JANE DAWSON OF OFFICIAL RECORD BOOK 2003, PAGE 848 OF THE MUSKINGUM COUNTY RECORDER. {THIS "DAWSON" PROPERTY WAS SUPPOSED TO BE THE, ENTIRE, PROPERTY THAT WAS FORMERLY OWNED BY, GRANTOR, DOROTHY P. VICKERS OF DEED BOOK 451, PAGE 299 DATED MARCH 5, 1956. THE FOLLOWING 94.898 ACRE DESCRIPTION IS TO CORRECT THE ACREAGE DEFICIENCY THAT WAS SUPPOSED TO BE CONVEYED TO SAID "DELBERT L. AND DORIS JANE DAWSON" [AUDITOR'S PARCEL #2929902203000 and AUDITOR'S PARCEL # 2929902204000] OF OFFICIAL RECORD BOOK 2003, PAGE 848, RECORDED ON JANUARY 17, 2006 } AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT AN EXISTING CORNER STONE, WITH A SLIGHTLY INDENTED CROSS NOTCH, {IN FAIR CONDITION} MARKING THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION #22;

THENCE N 89° 46' 27" E 103.20 FEET, IN THE MID LINE {east & west} OF SECTION #22, TO AN IRON PIN SET AT THE INTERSECTION OF AN, OLD, EXISTING, FENCE ROW AND THE **PRINCIPAL PLACE OF BEGINNING** OF THIS 94.898 ACRES PARCEL [SAID "IRON PIN SET" BEARS S 88° 33' 11" W 35.24 FEET FROM AN EXISTING, REFERENCE, IRON PIN, WITH PLASTIC IDENTIFICATION CAP MARKED S. M. B. # 7135] ;

[THE FOLLOWING 94.898 ACRES PARCEL TO BE DESCRIBED IS BOUNDED ON THE NORTH BY THE PROPERTIES OF IDAMAE VICKERS OF DEED BOOK 679, PAGE 46 AND BY SAMUEL W. HEDGES, Sr. OF OFFICIAL RECORD BOOK 1969, PAGE 842, BOUNDED ON THE EAST BY SAMUEL W. HEDGES, Jr. and MICHELLE L. HEDGES OF DEED BOOK 1148, PAGE 732, BOUNDED ON THE SOUTH BY THE PROPERTY OF RICHARD and ESTHER M. GAYHEART OF OFFICIAL RECORD BOOK 1550, PAGE 233 AND IS BOUNDED ON THE WEST BY THE PROPERTY OF PAUL V. and WENDY J. VENSIL OF OFFICIAL RECORD BOOK 1795, PAGE 920 AND BY THE AFORESAID "IDAMAE VICKERS" PROPERTY, ALL OF THE MUSKINGUM COUNTY RECORDER]

THENCE, FROM THE "**PRINCIPAL PLACE OF BEGINNING**" AND LEAVING THE MID LINE {east & west} OF SECTION #22, THE FOLLOWING FIVE [5] COURSES ARE TO IRON PINS SET IN THE AFORESAID "OLD", "EXISTING", "FENCE ROW" AND ALSO

ARE IN THE BOUNDARIES, RESPECTIVELY, OF SAID "PAUL V. and WENDY J. VENSIL" AND "IDAMAE VICKERS";

COURSE #1 = N 2° 53' 00" W 107.00 FEET;

COURSE #2 = N 14° 00' 00" W 156.17 FEET;

COURSE #3 = N 2° 02' 00" E 591.51 FEET [DOROTHY P. VICKERS DEED READS 595.98 FEET];

COURSE #4 = N 1° 57' 00" W 953.60 FEET [DOROTHY P. VICKERS DEED READS 918.06 FEET], PASSING A POINT IN THE NORTHEAST CORNER OF SAID "PAUL V. and WENDY J. VENSIL" PROPERTY AT, APPROXIMATELY, 103.06 FEET;

COURSE #5 = N 56° 45' 00" E 285.00 FEET;

THENCE, LEAVING SAID "OLD, "EXISTING", "FENCE ROW" AND CONTINUING ON THE SAME BEARING, THE FOLLOWING EIGHT [8] COURSES ARE IN THE SOUTHERLY BOUNDARY OF THE AFORESAID "IDAMAE VICKERS" PROPERTY, N 56° 45' 00" E 399.00 FEET TO AN IRON PIN SET ON THE SOUTH BANK OF WAKATOMIKA CREEK, AS DESCRIBED IN THE DEED TO SAID "DOROTHY P. VICKERS" OF DEED BOOK 451, PAGE 299 ;

THENCE N 24° 41' 44" W 66.00 FEET TO A POINT IN THE, APPROXIMATE, CENTER OF "WAKATOMIKA CREEK";

THENCE THE FOLLOWING SIX [6] COURSES ARE TO POINTS IN THE, APPROXIMATE, CENTER OF "WAKATOMIKA CREEK";

COURSE #1 = N 37° 59' 38" E 42.66 FEET;

COURSE #2 = N 28° 59' 03" E 172.32 FEET;

COURSE #3 = N 38° 16' 11" E 122.24 FEET;

COURSE #4 = N 48° 47' 22" E 360.20 FEET, PASSING THROUGH THE NORTH LINE OF SECTION #22 AND ENTERING INTO SECTION #19 AT 236.21 FEET;

COURSE #5 = N 39° 43' 46" E 115.61 FEET;

COURSE #6 = N 29° 00' 57" E 129.02 FEET [THE NORTHWEST CORNER OF THE AFORESAID "SAMUEL W. HEDGES, Sr." PROPERTY OF OFFICIAL RECORD BOOK 1969, PAGE 842],

THENCE, LEAVING WAKATOMIKA CREEK AND SAID "IDAMAE VICKERS" PROPERTY, S 50° 48' 00" E 410.48 FEET TO AN EXISTING 5/8 INCH REBAR CAPPED "MORRIS & ASSOC.", PASSING AN EXISTING 5/8 INCH REBAR CAPPED "BOWMAN P.S. 7135" AT 70.49 FEET;

THENCE THE FOLLOWING SEVEN [7] COURSES ARE TO EXISTING 5/8 INCH REBAR CAPPED "MORRIS & ASSOC." IN AN OLD, EXISTING, FENCE ROW AND ARE IN THE WESTERLY BOUNDARY OF SAID "SAMUEL W. HEDGES, Jr. and MICHELLE L. HEDGES" PROPERTY OF DEED BOOK 1148, PAGE 732:

COURSE #1 = S 3° 03' 21" E 527.89 FEET, PASSING THROUGH THE CENTER OF TOWNSHIP ROAD #642 {A.K.A. HEDGES LANE} AT APPROXIMATELY, 11.00 FEET AND PASSING THROUGH THE SOUTH LINE OF SECTION #19 AND ENTERING INTO SECTION #22 AT 21.05 FEET;

COURSE #2 = S 18° 11' 23" E 217.83 FEET;

COURSE #3 = S 11° 15' 01" W 148.43 FEET;

COURSE #4 = S 27° 59' 06" E 79.86 FEET;

COURSE #5 = S 15° 35' 49" E 895.67 FEET,

COURSE #6 = S 19° 23' 26" E 596.61 FEET;

COURSE #7 = S 0° 32' 03" E 314.20 FEET TO AN EXISTING IRON PIN IN THE MID LINE {east & west} OF SECTION #22 AND IN THE SOUTHWEST CORNER OF THE LAST MENTIONED "HEDGES" PROPERTY {SAID "EXISTING IRON PIN" BEARS S 89° 46' 27" W 593.92 FEET FROM AN EXISTING CORNER STONE, IN FAIR CONDITION, WITH A SLIGHTLY INDENTED CROSS NOTCH, MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION #22};

THENCE, LEAVING SAID "SAMUEL W. HEDGES, Jr. and MICHELLE L. HEDGES" PROPERTY, S 89° 46' 27" W 1947.35 FEET ["DOROTHY P. VICKERS" DEED READS 1962.18 FEET], IN THE MID LINE {east & west} OF SECTION #22 AND IN THE NORTH BOUNDARY OF SAID "RICHARD and ESTHER M. GAYHEART" PROPERTY, TO AN "IRON PIN SET" AND THE "PRINCIPAL PLACE OF BEGINNING" OF THIS 94.898 ACRES PARCEL.

THE PARCEL AS DESCRIBED CONTAINS 94.898 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD IN THE ABOVE DESCRIBED 94.898 ACRES PARCEL THERE ARE 1.732 ACRES IN SECTION #19 AND 93.166 ACRES IN SECTION #22;

ALL IRON PINS SET ARE 5/8" INCH BY 30" INCH STEEL ROD WITH PLASTIC IDENTIFICATION CAPS MARKED KNISLEY 7231.

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE MID LINE {east & west} OF SECTION #22 AS BEING S 89° 46' 27" W ie. ALL BEARINGS DESCRIBED HEREIN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

THE ABOVE DESCRIPTION IS BASED ON A FIELD SURVEY MADE BY A & E SURVEYING ON JUNE 19, 2007. SEE THE PLAT ATTACHED.

THE RIGHT OF WAY WIDTH OF TOWNSHIP ROAD #642 IS 40 FEET.

APPROVED FOR CLOSURE

[Signature] 11/12/2007

A & E SURVEYING

P. O. BOX 420

SOMERSET, OHIO 43783

PH: (743) 743-2201 FAX: 743-2660

EXEMPT FROM
PLANNING COMMISSION

[Signature] 11/13/2007

**OFFICE COPY
NOT RECORDABLE**
WAYNE KNISLEY
OHIO REGISTERED SURVEYOR #7231
DATE: Nov. 12, 2007

PLAT OF RESURVEY OF "DAWSON" PROPERTY

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION #19 AND A PART OF THE NORTHEAST QUARTER OF SECTION #22, BOTH IN TOWNSHIP 3 NORTH, RANGE 9 WEST, UNITED STATES MILITARY LANDS, JACKSON TOWNSHIP, MUSKINGUM COUNTY, OHIO. ALSO BEING A RESURVEY OF THE PROPERTY OF DELBERT L. and DORIS JANE DAWSON [AUDITOR'S PARCEL # 2929902203000 and AUDITOR'S PARCEL # 2929902204000] OF OFFICIAL RECORD BOOK 2003, PAGE 848 OF THE MUSKINGUM COUNTY RECORDER. THE "DAWSON'S" ACQUIRED TITLE OF SUBJECT PROPERTY FROM DOROTHY P. VICKERS OF DEED BOOK 451, PAGE 299. THE "DAWSON'S" WERE TO RECEIVE ALL OF THE OWNERSHIP IN THE PROPERTY THAT "DOROTHY P. VICKERS" OWNED, ACCORDING TO HER, ABOVE DESCRIBED, "DEED REFERENCE". ACCORDING TO A SEARCH OF DEED RECORDS AND A FIELD SURVEY MADE BY A & E SURVEYING, AS OF THE DATE SHOWN HEREON, THE "DAWSON'S" DID NOT RECEIVE THE CORRECT ACREAGE ACCORDING TO "VICKERS" DEED OF RECORD. THE FINDINGS OF A & E SURVEYING ARE SHOWN HEREON.

NOTES:

- 1- THIS PLAT IS A DERIVATIVE OF A FIELD SURVEY MADE BY A & E SURVEYING AS OF THE DATE SHOWN.
- 2- THIS PROPERTY IS SUBJECT TO ALL LEGAL ROADWAYS AND EASEMENTS OF RECORD.
- 3- ALL DISTANCES ARE MEASURED UNLESS OTHERWISE SHOWN.

BETTY L. MYERS FAMILY,
LIVING TRUST, PROPERTY
D.B. 1160, PAGE 301

BASIS OF BEARINGS

ALL BEARINGS SHOWN HEREON ARE BASED ON THE MID LINE {east & west} OF SECTION #22 AS BEING S 89° 46' 27" W i.e. ALL BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

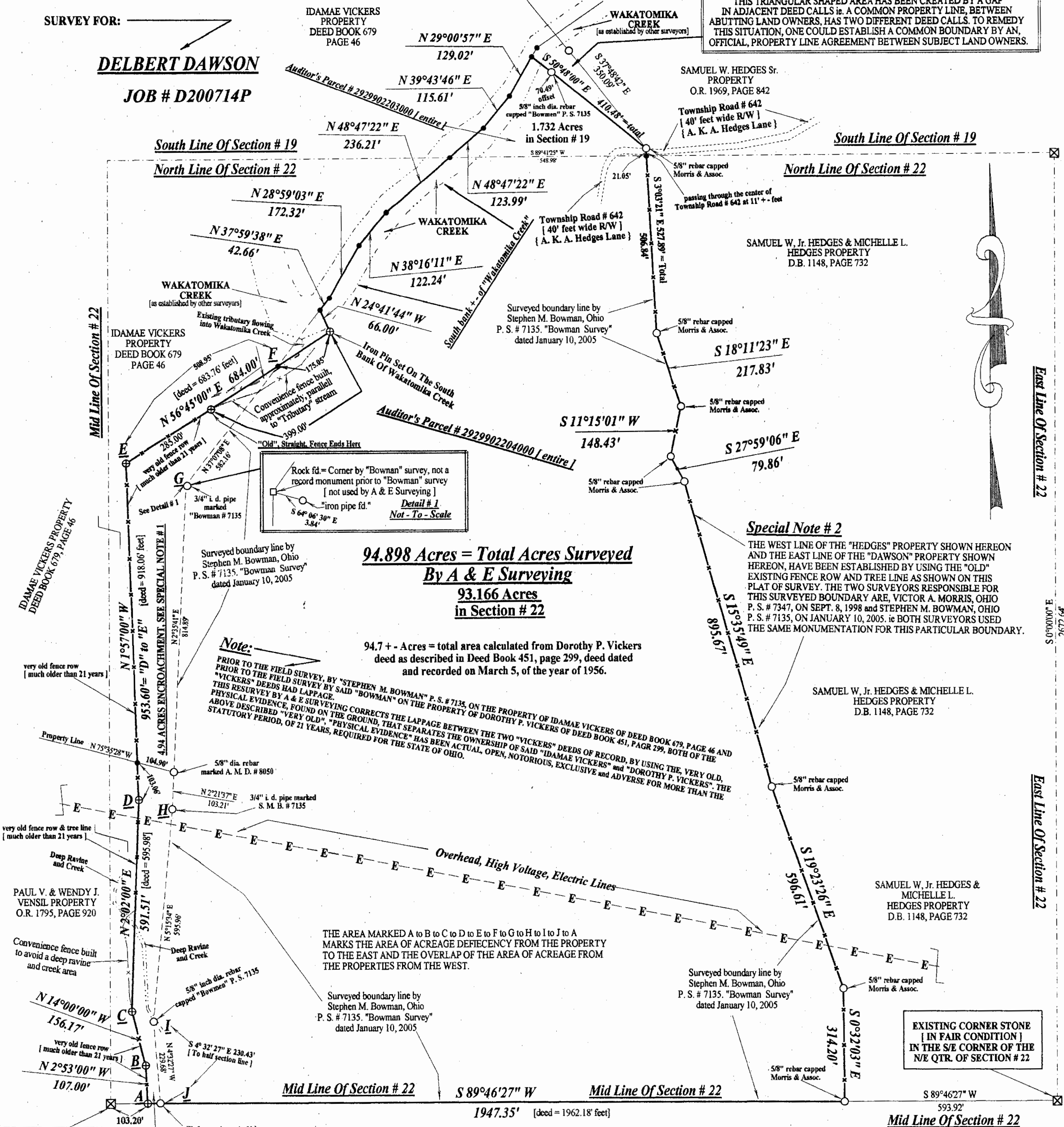
PERTINENT DOCUMENTS AND SOURCES OF DATA USED:

- 1- DEED REFERENCES AS SHOWN HEREON
- 2- JACKSON TOWNSHIP TAX MAPS
- 3- U.S.G.S. MAPS
- 4- VARIOUS SURVEY RECORDS FOUND IN THE OFFICE OF THE MUSKINGUM COUNTY ENGINEER, ZANESVILLE, OHIO.

THIS TRIANGULAR SHAPED AREA HAS BEEN CREATED BY A GAP IN ADJACENT DEED CALLS i.e. A COMMON PROPERTY LINE, BETWEEN ABUTTING LAND OWNERS, HAS TWO DIFFERENT DEED CALLS. TO REMEDY THIS SITUATION, ONE COULD ESTABLISH A COMMON BOUNDARY BY AN OFFICIAL, PROPERTY LINE AGREEMENT BETWEEN SUBJECT LAND OWNERS.

SURVEY FOR:

DELBERT DAWSON
JOB # D200714P



94.898 Acres = Total Acres Surveyed
By A & E Surveying
93.166 Acres
in Section #22

94.7 +/- Acres = total area calculated from Dorothy P. Vickers deed as described in Deed Book 451, page 299, deed dated and recorded on March 5, of the year of 1956.

Note:

PRIOR TO THE FIELD SURVEY, BY "STEPHEN M. BOWMAN" P.S. # 7135, ON THE PROPERTY OF IDAMAE VICKERS OF DEED BOOK 451, PAGE 299, BOTH OF THE "VICKERS" DEEDS HAD LAPPAGE. THIS RESURVEY BY A & E SURVEYING CORRECTS THE LAPPAGE BETWEEN THE TWO "VICKERS" DEEDS OF RECORD, BY USING THE VERY OLD, PHYSICAL EVIDENCE, FOUND ON THE GROUND, THAT SEPARATES THE OWNERSHIP OF SAID "IDAMAE VICKERS" and "DOROTHY P. VICKERS". THE ABOVE DESCRIBED "VERY OLD", "PHYSICAL EVIDENCE" HAS BEEN ACTUAL, OPEN, NOTORIOUS, EXCLUSIVE AND ADVERSE FOR MORE THAN THE STATUTORY PERIOD, OF 21 YEARS, REQUIRED FOR THE STATE OF OHIO.

Special Note # 2

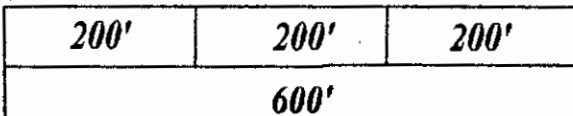
THE WEST LINE OF THE "HEDGES" PROPERTY SHOWN HEREON AND THE EAST LINE OF THE "DAWSON" PROPERTY SHOWN HEREON, HAVE BEEN ESTABLISHED BY USING THE "OLD" EXISTING FENCE ROW AND TREE LINE AS SHOWN ON THIS PLAT OF SURVEY. THE TWO SURVEYORS RESPONSIBLE FOR THIS SURVEYED BOUNDARY ARE, VICTOR A. MORRIS, OHIO P.S. # 7347, ON SEPT. 8, 1998 and STEPHEN M. BOWMAN, OHIO P.S. # 7135, ON JANUARY 10, 2005, i.e. BOTH SURVEYORS USED THE SAME MONUMENTATION FOR THIS PARTICULAR BOUNDARY.

EXISTING CORNER STONE
[IN FAIR CONDITION]
IN THE S/W CORNER OF THE
N/E QTR. OF SECTION # 22

Special Note # 1:

THE TOTAL, ENCROACHMENT OR OVERLAP, AREA, NOT INCLUDED, BY THE DEED FROM "DOROTHY P. VICKERS" TO "DELBERT L. and DORIS JANE DAWSON" IS 4.94 +/- ACRES. PRESENTLY, AS OF JUNE 2007, PART OF SAID "4.94 +/- ACRES" IS INCLUDED ON THE DEED OF PAUL V. and WENDY J. VENSIL OF OFFICIAL RECORD BOOK 1795, PAGE 920. THE "VENSIL" ENCROACHMENT ONTO "DAWSON" IS 1.52 +/- ACRES. THE REMAINDER OF SAID "4.94 +/- ACRES" [ENCROACHMENT] BEING, BY "BOWMAN SURVEY", IS IN THE NAME OF "IDAMAE VICKERS OF DEED BOOK 679, PAGE 46.

GRAPHIC SCALE
1 INCH = 200 FEET



LEGEND

- ⊕ IRON PIN SET = 5/8" x 30" STEEL ROD WITH PLASTIC ID. CAP MARKED KNISLEY 7231
- EXISTING IRON PIN [as marked]
- ⊗ EXISTING CORNER STONE [as marked]
- POINT [nothing set]
- EXISTING, WOVEN WIRE, FENCE [old]

A & E SURVEYING
P.O. BOX 420
SOMERSET, OHIO 43783

PH: (740) 422-2201 FAX: 743-2660

NOTICE COPY
WAYNE KNISLEY
OHIO P.S. # 7231

DATE: Nov. 12, 2007

APPROVED FOR CLOSURE

[Signature] 11/13/2007

EXEMPT FROM
PLANNING COMMISSION

[Signature] 11/13/2007