

DEED OF FIDUCIARY

Statutory Form

(R. C. Sec. 5302.03)

38-60-03-05
05

38-60-03-05

9785 COPELAND RD

KNOW ALL MEN BY THESE PRESENTS:

That LAWRENCE KING and EDWIN VERNON

as ADMINISTRATORS WVA

of the Estate of Florence L. Swope, deceased,

by the power conferred by the consent of all of the heirs at law pursuant to Section 2127.011 of the Ohio Revised Code

and every other power for Twenty-one Thousand Five Hundred and no/100 -----

----- Dollars (\$ 21,500.00) paid, grants with fiduciary

covenants to MICHAEL MILLER

whose mailing address is 9385 North River Road, Dresden, Ohio, 43821

the following real property:

BEING AN UNDIVIDED ONE-HALF (1/2) INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE:

Situated in the County of Muskingum, in the State of Ohio, and in the Township of Madison, and bounded and described as follows:

Being a part of Quarter Township 3, Township 3, Range 7, bounded and described as follows:

Commencing at the southeast corner of Quarter Township 3, Township 3, Range 7; thence along the south line of said Quarter Township 3, west 5280 feet to a point; thence north 39°11.30' feet to an iron pin at the northwest corner of Ernest Minner Farm as reflected in Deed Book 309, Page 222 and the true place of beginning of the premises herein intended to be described; thence north 0° degrees 13 minutes 42 seconds west 1767.70 feet to an iron pin; thence south 89° degrees 57 minutes 22 seconds east 1235.07 feet to a stone; thence south 0° degrees 35 minutes 37 seconds east 1235.07 feet to a railroad spike in the center of North Branch Road; thence along said road north 39° degrees 39 minutes 11 seconds west 720.43 feet to a railroad spike in the intersection of the centerline of North Branch Road and the centerline of Copeland Woods Road; thence along said Copeland Woods Road south 0° degrees 27 minutes 10 seconds west 535.28 feet to a railroad spike; thence west along the north line of the aforesaid Ernest Minner Farm a distance of 1613.32 feet to the true place of beginning, containing eighty-five and ninety-five hundredths (85.95) acres, more or less, SUBJECT TO the easements of North Branch Road and Copeland Woods Road.

This description written from a survey made by J. Peter Blinn, Registered Surveyor No. 3431, on May 20, 1986.

For the purpose of this deed, administrators, trustees, guardians, receivers or committees.

OK-1/1-20
12-20
16

38-60-03-05-000 A

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

Email: bei@rohio.com

Telephone (740) 453-4850
Fax (740) 450-1000

CONTAINING 20.037 ACRES. SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF COPELAND WOODS ROAD (TOWNSHIP ROAD 157) AND ALL OTHER APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM 1983(2011), OHIO SOUTH ZONE, GRID, DERIVED FROM A GPS OBSERVATION.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BASELINE PS6923/PS8536).

I, MICHAEL D. NICHOLS (PS#6923), HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 26TH DAY OF APRIL, 2017, FROM A FIELD SURVEY COMPLETED THE 25TH DAY OF APRIL, 2017.

**OFFICE COPY
NOT RECORDABLE**

MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR 6923



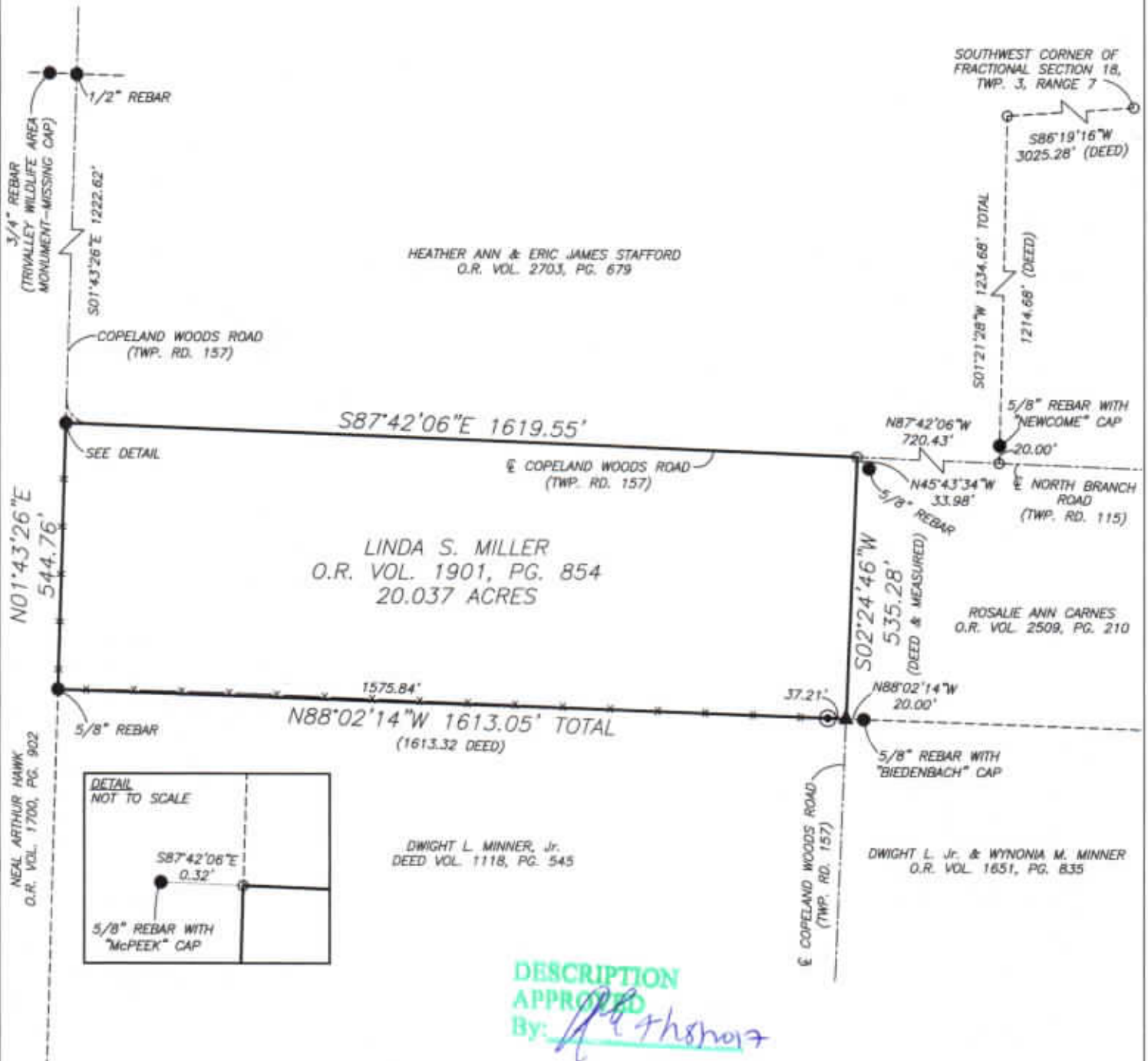
DESCRIPTION
APPROVED
By: 

SURVEY FOR LINDA MILLER

AUDITORS PARCEL NUMBER
38-38-60-03-05-000 (ALL)

BEING A PART OF PARCEL 1 AS CONVEYED TO LINDA S. MILLER IN O.R. VOLUME 1901, PAGE 854 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS, SITUATED IN QUARTER TOWNSHIP 3, TOWNSHIP 3, RANGE 7, OF THE UNITED STATES MILITARY LANDS, MADISON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM 1983(2011), OHIO SOUTH ZONE, GRID, DERIVED FROM A GPS OBSERVATION.



RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 65.901± AC. PARCEL
COMPLETED NOV. 4, 2016 BY B.K. McPEEK PS8517
PREVIOUS SURVEY OF A 85.95± AC. PARCEL
COMPLETED MAY 20, 1988 BY L.P. DINAN PS5451
PREVIOUS SURVEY OF A 22.752± AC. PARCEL
COMPLETED JULY 5, 2001 BY M.D. NICHOLS PS6923
PREVIOUS SURVEY OF A 57.08± AC. PARCEL
COMPLETED SEPT. 20, 2011 BY J.D. NEWCOMER PS7321
PREVIOUS SURVEY OF A 17.11± AC. PARCEL
COMPLETED SEPT. 21, 2011 BY J.D. NEWCOMER PS7321
PREVIOUS SURVEY OF A 225.518± AC. PARCEL
COMPLETED JULY 7, 1989 BY W.H. DERWACHTER PS5437

LEGEND

- EXISTING IRON PIN
- ⊙ IRON PIN SET
(5/8" REBAR W/CAP)
- ANGLE POINTS
- ▲ RAILROAD SPIKE FOUND

SCALE 1"=300'

0 150 300 600

I, MICHAEL D. NICHOLS, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 26th DAY OF APRIL, 2017, FROM A FIELD SURVEY COMPLETED THE 25th DAY OF APRIL, 2017.

MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR #6923



THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, OR RESTRICTIONS, WHETHER RECORDED OR IMPLIED. THIS PLAT, PREPARED IN ACCORDANCE WITH CHAPTER 4733-37 OF THE ADMINISTRATIVE CODE, IS INTENDED FOR THE LEGAL TRANSFER OF THE PROPERTY SHOWN AND DOES NOT INTEND TO SHOW ANY OR ALL OF THE EASEMENTS, RIGHT OF WAYS, RESTRICTIONS OR ENCROACHMENTS UNLESS OTHERWISE INDICATED.

BASELINE SURVEYING, INC.
3010 EAST PIKE, ZANESVILLE, OHIO 43701

phone: 740-453-4850, fax: 740-450-1000, email: BDI@rohio.com

DRAWN BY: JWJ

DATE: 04-26-17

SCALE: 1"=300'

CHECKED BY: MDN

JOB NO: 5975

DRAWING NO:

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