

42-50-1314-000  
42-50-03-01-000

DEED DESCRIPTION

PARCEL #1

146.577 ACRES { SPLIT }

**FIRST HOLMES CORP.** PROPERTY {part}

AUDITOR'S PARCEL #42-50-13-14-000 {part}

AUDITOR'S PARCEL #42-50-03-01-000 {entire}

BEING A PART OF THE EAST HALF OF SECTION #13, A PART OF THE NORTHWEST QUARTER OF SECTION # 13 AND A PART OF THE EAST HALF OF LOT # 8 IN THE THIRD QUARTER OF TOWNSHIP 3, NORTH, RANGE 5 WEST, IN THE UNITED STATES MILITARY LANDS, MONROE TOWNSHIP, MUSKINGUM COUNTY, OHIO [ALSO BEING A PART OF THE **FIRST HOLMES CORP.** PROPERTY OF OFFICIAL RECORD BOOK 2491, PAGE 513 OF THE MUSKINGUM COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT IN THE EXISTING PAVEMENT OF, ASPHALT SURFACED COUNTY ROAD # 17 { A.K.A. GRANNYS KNOB ROAD } AND IN THE NORTH BOUNDARY OF { A 41.15 + - ACRE TRACT } THE PROPERTY OF **WALTER S. LITTLE** OF DEED BOOK 723, PAGE 233 [SAID "POINT" BEARS N 57° 05' 09" W 2034.02 FEET FROM AN EXISTING CORNER STONE, IN GOOD CONDITION, MARKING THE SOUTHEAST CORNER OF SECTION #13 AND ALSO BEARS S 5° 30' 17" E 55.90 FEET FROM A REFERENCE IRON PIN SET];

THENCE, FROM SAID "**BEGINNING POINT** OF THIS, SUBJECT, "**146.577 ACRE SPLIT**" AND WITH SAID "**WALTER S. LITTLE**" NORTH BOUNDARY, THE FOLLOWING FOUR [4] COURSES ARE IN THE EXISTING PAVEMENT OF "**COUNTY ROAD #17**" :

**COURSE #1** = N 42° 34' 11" W 117.90 FEET TO A POINT;

**COURSE #2** = N 47° 58' 11" W 60.04 FEET TO A POINT SAID "POINT" BEARS S 17° 28' 31" E 15.80 FEET FROM A REFERENCE IRON PIN SET;

**COURSE #3** = N 79° 44' 55" W 91.61 FEET TO A POINT;

**COURSE #4** = N 89° 10' 24" W 578.82 FEET TO A MAG NAIL SET IN THE WEST LINE OF THE EAST HALF OF SECTION # 13 { SAID "MAG NAIL SET" BEARS N 1° 52' 40" E 1170.43 FEET FROM AN EXISTING CORNER STONE, IN GOOD CONDITION, MARKING THE SOUTHWEST CORNER OF THE EAST HALF OF SECTION # 13 }

THENCE, LEAVING THE "**WEST LINE OF THE EAST HALF OF SECTION # 13**" AND ENTERING INTO "LOT # 8" OF SAID "THIRD QUARTER" OF TOWNSHIP 3 NORTH, N 89° 10' 24" W 131.48 FEET, IN SAID "**COUNTY ROAD #17**", TO A POINT IN, ASPHALT SURFACED, **STATE ROUTE #83** AND MARKING THE NORTHEAST CORNER OF THE **RICHARD FORD** PROPERTY OF DEED BOOK 683, PAGE 313 AND THE NORTHWEST CORNER OF SAID "**WALTER S. LITTLE**" PROPERTY [SAID POINT BEARS S 55° 54' 52" W 48.65 FEET FROM A REFERENCE IRON PIN SET AND ALSO BEARS N 68° 22' 14" E 32.92 FEET FROM AN EXISTING REFERENCE IRON PIN];

THENCE, LEAVING THE AFORESAID "**LITTLE**" PROPERTY AND SAID "**FORD**" PROPERTY, THE FOLLOWING SIX [6] COURSES ARE TO POINTS IN "**STATE ROUTE #83**" AND IN THE EASTERLY BOUNDARY OF THE **JERRY L. BROWN** PROPERTY OF OFFICIAL RECORD BOOK 2222, PAGE 537:

**COURSE #1** = N 4° 04' 11" W 224.44 FEET;

**COURSE #2** = N 0° 51' 16" E 469.35 FEET;

**COURSE #3** = N 8° 32' 47" W 248.46 FEET;

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COURSE #4 = N 8° 42' 46" W 382.15 FEET;

COURSE #5 = N 13° 09' 50" W 154.18 FEET;

COURSE #6 = N 10° 14' 44" W 246.63 FEET TO A POINT MARKING THE SOUTHWEST CORNER { OF A 1.084 + - ACRE TRACT } OF THE FRED and MADELINE WARNER, TRUSTEES, PROPERTY OF OFFICIAL RECORD BOOK 2205, PAGE 499;

THENCE, LEAVING "STATE ROUTE #83" AND THE AFORESAID "JERRY L. BROWN" PROPERTY, S 89° 34' 44" E 370.52 FEET TO AN EXISTING IRON PIN IN THE WEST LINE OF THE EAST HALF OF SECTION #13 AND MARKING THE SOUTHEAST CORNER OF THE AFORESAID "WARNER" PROPERTY, PASSING AN EXISTING IRON PIN AT 46.00 FEET;

THENCE N 1° 57' 08" E 593.66 FEET, IN THE WEST LINE OF THE EAST HALF OF SECTION #13 AND IN THE EAST BOUNDARIES OF THE AFORESAID "WARNER" PROPERTY, THE BOARD OF TOWNSHIP TRUSTEES OF MONROE TOWNSHIP PROPERTY OF DEED BOOK 637, PAGE 301 AND THE RALPH and ROBERTA CLARK PROPERTY OF OFFICIAL RECORD BOOK 1530, PAGE 855, TO AN INACCESSIBLE POINT MARKING THE NORTHEAST CORNER OF THE AFORESAID "CLARK" PROPERTY { A 1.716 + - ACRE TRACT }, PASSING EXISTING IRON PINS AT 21.20 FEET AND 362.46 FEET { THE SOUTHEAST CORNER OF THE AFORESAID "CLARK" PROPERTY };

THENCE, LEAVING THE WEST LINE OF THE EAST HALF SECTION #13 AND ENTERING INTO THE NORTHWEST QUARTER OF SECTION # 13, N 88° 40' 01" W 348.22 FEET, IN SAID "CLARK" BOUNDARY, TO AN EXISTING IRON PIN, PASSING EXISTING IRON PINS AT 163.15 FEET { THE NORTHEAST CORNER OF AN EXISTING CEMETERY AND 198.06 FEET { THE NORTHWEST CORNER OF SAID "CEMETERY" PROPERTY, WITH NO DEED REFERENCE TO "CEMETERY" PROPERTY FOUND };

THENCE N 1° 53' 13" W 131.90 FEET, IN SAID "CLARK" BOUNDARY, TO AN EXISTING IRON PIN;

THENCE S 89° 07' 51" W 11.94 FEET TO AN EXISTING IRON PIN { THE NORTHWEST CORNER OF SAID "CLARK" PROPERTY };

THENCE, LEAVING SAID "CLARK" PROPERTY, N 5° 14' 51" W 271.86 FEET TO AN INACCESSIBLE POINT IN THE EXISTING PAVEMENT OF "STATE ROUTE #83" [SAID POINT BEARS S 88° 05' 46" W 19.25 FEET FROM A REFERENCE IRON PIN SET];

THENCE, LEAVING "STATE ROUTE #83", N 25° 10' 26" E 438.90 FEET TO AN IRON PIN SET IN THE SOUTHWEST CORNER OF LOT 6 IN THE VILLAGE OF OTSEGO {DEED VOLUME "V", PAGE 123};

THENCE S 64° 49' 51" E 66.00 FEET TO AN IRON PIN SET MARKING THE SOUTHEAST CORNER OF "LOT #6";

THENCE N 25° 10' 26" E 198.00 FEET TO AN IRON PIN SET MARKING THE NORTHEAST CORNER OF LOT #4;

THENCE S 64° 49' 15" E 33.00 FEET TO AN IRON PIN SET IN THE SOUTHEAST CORNER OF THE PUBLIC SQUARE IN THE "VILLAGE OF OTSEGO";

THENCE N 25° 10' 27" E 60.00 FEET TO AN IRON PIN SET IN THE NORTHEAST CORNER OF SAID "PUBLIC SQUARE";

THENCE S 64° 49' 15" E 12.55 FEET TO AN IRON PIN SET MARKING THE SOUTHEAST CORNER OF LOT #3;

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THENCE N 25° 08' 18" E 1.75 FEET TO AN IRON PIN SET IN THE EAST LINE OF "LOT #3";

THENCE, LEAVING THE "VILLAGE OF OTSEGO", S 88° 02' 26" E 81.65 FEET TO AN EXISTING IRON PIN MARKING THE SOUTHEAST CORNER OF THE STEPHEN M. BOWMAN PROPERTY OF DEED BOOK 667, PAGE 339, PASSING THROUGH THE "WEST LINE OF THE EAST HALF OF SECTION 13" AT 25.04 FEET AND PASSING AN EXISTING IRON PIN AT 25.40 FEET;

THENCE N 1° 49' 49" E 249.19 FEET TO AN EXISTING IRON PIN MARKING THE NORTHEAST CORNER OF THE AFORESAID "BOWMAN" PROPERTY;

THENCE, LEAVING THE SAID "BOWMAN" PROPERTY, N 41° 34' 01" E 160.28 FEET TO AN EXISTING IRON PIN;

THENCE N 48° 26' 28" W 88.49 FEET TO A POINT IN, ASPHALT SURFACED, STATE ROUTE #93, PASSING AN IRON PIN SET AT 58.49 FEET;

THENCE THE FOLLOWING SIX [6] COURSES ARE TO POINTS IN "STATE ROUTE #93" AND ARE IN THE SOUTHERLY BOUNDARIES OF THE PROPERTIES, RESPECTIVELY, OF BRAD GRAY OF DEED BOOK 1153, PAGE 249, EDWARD P. and CHERYL L. LEE OF DEED BOOK 1108, PAGE 427, ROY RUBY OF DEED BOOK 1071, PAGES 3 and 5, OHIO DISTRICT PENTECOSTAL CHURCH OF GOD OF DEED BOOK 858, PAGE 31, OTSEGO UNITED METHODIST CHURCH OF OFFICIAL RECORD BOOK 1858, PAGE 203, OTSEGO MEMORIAL CEMETERY OF DEED BOOK 1108, PAGE 517 AND PATRICIA A. KOLESSER OF OFFICIAL RECORD BOOK 2306, PAGE 807:

COURSE #1 = N 44° 11' 49" E 142.50 FEET;

COURSE #2 = N 47° 49' 49" E 126.10 FEET;

COURSE #3 = N 51° 49' 49" E 100.00 FEET;

COURSE #4 = N 58° 00' 11" E 101.90 FEET;

COURSE #5 = N 66° 33' 59" E 100.00 FEET;

COURSE #6 = N 82° 57' 59" E 68.47 FEET TO A POINT IN THE WEST BOUNDARY OF THE MANDY MCELFRESH PROPERTY OF OFFICIAL RECORD BOOK 1593, PAGE 102;

THENCE, LEAVING "STATE ROUTE #93" AND SAID "KOLESSER" PROPERTY, S 0° 27' 39" E 136.72 FEET TO AN IRON PIN SET MARKING THE SOUTHWEST CORNER OF THE AFORESAID "MCELFRESH" PROPERTY, PASSING AN IRON PIN SET AT 11.56 FEET;

THENCE S 89° 27' 48" E 395.15 FEET, IN THE SOUTH BOUNDARIES OF THE AFORESAID "MCELFRESH" PROPERTY AND THE TRUSTEES OF OTSEGO BAPTIST CHURCH PROPERTY OF DEED BOOK 569, PAGE 907 AND DEED BOOK 875, PAGE 315, TO AN INACCESSIBLE POINT MARKING THE SOUTHEAST CORNER OF SAID "BAPTIST CHURCH" PROPERTY;

THENCE N 0° 36' 43" E 151.25 FEET TO A POINT IN NORTHEAST CORNER OF SAID "TRUSTEES OF OTSEGO BAPTIST CHURCH" PROPERTY, IN THE NORTH LINE OF SECTION #13 {ALSO BEING THE SOUTH LINE OF SECTION #8}, IN THE EXISTING PAVEMENT OF "STATE ROUTE #93" AND IN THE SOUTH BOUNDARY OF THE DENNIS CHASE PROPERTY OF OFFICIAL RECORD BOOK 2462, PAGE 774, PASSING IRON PINS SET AT 8.00 FEET AND 121.25 FEET;

THENCE, LEAVING SAID "BAPTIST CHURCH" PROPERTY, S 88° 16' 33" E 914.67 FEET

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{ WITHIN THE RIGHT OF WAY LINES OF "STATE ROUTE # 93" }, IN THE NORTH LINE OF SECTION #13 AND IN THE SOUTH BOUNDARIES, RESPECTIVELY, OF THE AFORESAID "DENNIS CHASE" PROPERTY, THE RON ABBAS PROPERTY OF OFFICIAL RECORD BOOK 2413, PAGE 805, THE LARRY L. LENTZ, JR. PROPERTY OF DEED BOOK 1107, PAGE 247, THE SHEILA JENNISON PROPERTY OF DEED BOOK 1117, PAGE 337 AND THE PROPERTY OF JOHN S. ABBOTT OF DEED BOOK 557, PAGE 303 TO AN IRON PIN SET { FROM WHICH, AN EXISTING, REFERENCE, IRON PIN BEARS S 1° 49' 57" W 2.68 FEET };

THENCE, LEAVING SAID "STATE ROUTE # 93" RIGHT OF WAY, S 88° 16' 33" E 63.11 FEET, IN THE NORTH LINE OF SECTION #13, TO AN INACCESSIBLE POINT;

THENCE, LEAVING THE NORTH LINE OF SECTION #13, THE FOLLOWING TWENTY-ONE [21] COURSES ARE TO IRON PINS SET ALONG NEWLY CREATED LINES THROUGH A PORTION OF SAID { SUBJECT } "FIRST HOLMES CORP." PROPERTY:

COURSE #1 = S 41° 04' 52" E 423.62 FEET, PASSING AN IRON PIN SET AT 35.51 FEET;

COURSE #2 = S 0° 07' 56" W 172.53 FEET;

COURSE #3 = S 10° 57' 02" E 489.04 FEET;

COURSE #4 = N 74° 08' 00" W 259.63 FEET;

COURSE #5 = S 41° 06' 06" W 219.53 FEET;

COURSE #6 = S 68° 50' 07" W 145.29 FEET;

COURSE #7 = S 73° 15' 24" W 215.88 FEET;

COURSE #8 = S 46° 27' 49" W 170.54 FEET;

COURSE #9 = S 59° 02' 29" W 292.37 FEET;

COURSE #10 = S 50° 54' 32" W 125.81 FEET;

COURSE #11 = S 38° 48' 56" W 190.95 FEET;

COURSE #12 = S 43° 49' 44" W 61.76 FEET;

COURSE #13 = S 8° 00' 43" W 72.87 FEET;

COURSE #14 = S 1° 44' 24" W 269.08 FEET;

COURSE #15 = S 10° 38' 08" E 57.83 FEET;

COURSE #16 = S 1° 59' 26" W 292.52 FEET;

COURSE #17 = S 5° 42' 37" W 199.01 FEET;

COURSE #18 = S 8° 41' 34" E 220.99 FEET;

COURSE #19 = S 25° 19' 50" E 324.93 FEET;

COURSE #20 = S 61° 23' 06" E 41.18 FEET;

COURSE #21 = S 78° 44' 32" E 277.86 FEET, PASSING AN IRON PIN SET AT 222.26 FEET;

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THENCE THE FOLLOWING FOUR [4] COURSES ARE NEWLY CREATED LINES THROUGH SAID, SUBJECT, "FIRST HOLMES CORP." PROPERTY AND ARE IN CENTER OF AN EXISTING, GRAVEL SURFACED, PRIVATE, DRIVEWAY:

COURSE #1 = S 42° 18' 30" W 245.53 FEET TO A MAG NAIL SET { SAID MAG NAIL SET BEARS N 47° 41' 30" W 20.00 FEET FROM A REFERENCE IRON PIN SET};

COURSE #2 = S 46° 06' 32" W 246.90 FEET TO A MAG NAIL SET { SAID MAG NAIL SET BEARS N 43° 53' 28" W 20.00 FEET FROM A REFERENCE IRON PIN SET };

COURSE #3 = S 36° 07' 05" W 583.52 FEET TO A MAG NAIL SET, { SAID MAG NAIL SET BEARS N 53° 52' 55" W 20.00 FEET FROM A REFERENCE IRON PIN SET };

COURSE #4 = S 20° 55' 00" W 198.94 FEET TO A "POINT" IN "COUNTY ROAD #17" {A.K.A. "GRANNYS KNOB ROAD" } AND THE PLACE OF BEGINNING OF THIS, SUBJECT, "146.577 ACRES PARCEL".

THE PARCEL AS DESCRIBED CONTAINS 146.577 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, ALL RESTRICTIONS AND ALL EASEMENTS OF RECORD. IN THE ABOVE DESCRIBED, "SUBJECT", PARCEL, THERE ARE 131.204 ACRES IN THE EAST HALF OF SECTION # 13, 6.828 ACRES IN THE NORTHWEST QUARTER OF SECTION # 13 AND 8.545 ACRES IN "LOT # 8" OF THE SAID "THIRD QUARTER OF TOWNSHIP 3".

THE ABOVE DESCRIBED "146.577 ACRES" PARCEL IS SUBJECT TO THE ENJOYMENT OF THE FOLLOWING, 50.00 FEET WIDE, ACCESS EASEMENT.

#### ACCESS EASEMENT

50.00 FEET WIDE

FIRST HOLMES CORP. PROPERTY {part}  
AUDITOR'S PARCEL #42-50-13-14-000 {part}

BEING A PART OF THE EAST HALF OF SECTION #13, TOWNSHIP 3, NORTH, RANGE 5 WEST, IN THE UNITED STATES MILITARY LANDS, MONROE TOWNSHIP, MUSKINGUM COUNTY, OHIO [ALSO BEING A PART OF THE FIRST HOLMES CORP. PROPERTY OF OFFICIAL RECORD BOOK 2491, PAGE 513 OF THE MUSKINGUM COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH BOUNDARY OF THE PROPERTY OF WALTER S. LITTLE OF DEED BOOK 723, PAGE 233 AND AT THE INTERSECTION OF THE, APPROXIMATE CENTERS OF, ASPHALT SURFACED, COUNTY ROAD #17 [A.K.A. GRANNYS KNOB ROAD] AND A EXISTING, GRAVEL SURFACED, PRIVATE, DRIVEWAY [SAID "POINT" BEARS N 57° 05' 09" W 2034.02 FEET FROM AN EXISTING CORNER STONE MARKING THE SOUTHEAST CORNER OF SECTION #13 AND ALSO BEARS S 5° 30' 17" E 55.90 FEET FROM A REFERENCE IRON PIN SET];

THENCE, LEAVING "COUNTY ROAD #17", THE FOLLOWING FIVE [5] COURSES ARE IN THE CENTER SAID "EXISTING, PRIVATE, DRIVEWAY":

[THE BOUNDARY OF THE FOLLOWING ACCESS EASEMENT WILL BE 25.00 FEET LEFT OF, 25.00 FEET RIGHT OF AND PERPENDICULAR TO THE FOLLOWING FIVE COURSE CENTER-LINE]

COURSE #1 = N 20° 55' 00" E 198.94 FEET TO A MAG NAIL SET { SAID MAG NAIL SET BEARS N 53° 52' 55" W 20.00 FEET FROM A REFERENCE IRON PIN SET};

COURSE #2 = N 36° 07' 05" E 583.52 FEET TO A MAG NAIL SET { SAID MAG NAIL SET BEARS N 43° 53' 28" W 20.00 FEET FROM A REFERENCE IRON PIN SET};

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COURSE #3 = N 46° 06' 32" E 246.90 FEET TO A MAG NAIL SET { SAID MAG NAIL SET BEARS N 47° 41' 30" W 20.00 FEET FROM A REFERENCE IRON PIN SET;

COURSE #4 = N 42° 18' 30" E 216.35 FEET TO A POINT { SAID POINT BEARS S 42° 18' 30" W 29.18 FEET FROM A REFERENCE IRON PIN SET;

COURSE #5 = N 78° 44' 32" W 40.55 FEET TO A POINT AND THE TERMINUS OF THIS ACCESS EASEMENT [SAID TERMINUS POINT BEARS S 11° 15' 28" W 25.00 FEET FROM A REFERENCE IRON PIN SET.

THE BEARINGS IN THE ABOVE DESCRIBED PARCEL ARE BASED ON GPS OBSERVATIONS MADE IN SEPTEMBER OF 2013 AND ARE BASED ON THE NORTH LINE OF SECTION #13 AS BEING S 88° 16' 33" E ie. ALL BEARINGS DESCRIBED HEREIN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

THE ABOVE DESCRIBED "146.577 ACRES TRACT" AND "ACCESS EASEMENT" ARE A DERIVATIVE OF A FIELD SURVEY MADE BY A & E SURVEYING ON OCTOBER 3, 2013 AND UNDER THE DIRECT SUPERVISION OF WAYNE A. KNISLEY, OHIO P.S. # 7231.

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

A & E SURVEYING  
P.O. BOX 420  
SOMERSET, OHIO 43783  
PHONE: (740) 743-2201, FAX: 743-2498, CELL: (740) 605-0002

**OFFICE COPY**  
**NOT RECORDABLE**  
WAYNE A. KNISLEY  
OHIO P. S. # 7231  
DATE: OCTOBER 3, 2013



DESCRIPTION  
APPROVED  
BY *[Signature]* 10/23/2013



42-50-03-01-000 F  
42-50-03-01-000 F

## PLAT OF SURVEY

BEING A PART OF THE EAST HALF OF SECTION #13 AND A PART OF THE EAST HALF OF LOT #8 IN THE THIRD QUARTER, OF TOWNSHIP 3 NORTH, RANGE 5 WEST, IN THE UNITED STATES MILITARY LANDS, MONROE TOWNSHIP, OF THE MUSKINGUM COUNTY, OHIO. ALSO BEING THE FIRST HOLMES CORP. PROPERTY OF OFFICIAL RECORD BOOK 2491, PAGE 513 OF THE MUSKINGUM COUNTY RECORDER. ALSO BEING SHOWN AS AUDITOR'S PARCEL #42-50-13-14-000, entire = {268.87 acres}, #42-50-03-01-000, entire = {9.58 acres, minus 1.084 Acres exception}, #42-20-08-30-000, entire = {0.687 acre} and #42-20-08-31-000, entire = {0.57 acre}.

**BASIS OF BEARINGS**  
ALL BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS MADE IN SEPTEMBER OF 2013 AND ARE BASED ON THE NORTH LINE OF THE EAST HALF OF SECTION #13 AS BEING S 88° 16' 33" E i.e. ALL BEARINGS SHOWN 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- MONROE TOWNSHIP TAX MAPS  
3- U.S.G.S. MAPS  
4- VARIOUS SURVEY RECORDS FOUND IN THE OFFICE OF THE MUSKINGUM COUNTY ENGINEER, ZANESVILLE, OHIO.

SURVEY FOR: **FIRST HOLMES CORP.**

