

727 Cambridge Road
Coshocton, Ohio 43812



LANDMARK SURVEYS

EARL R. DONAKER, P.S.

SNR. DIA

(614) 623-0993

1-800-842-3264

EAST CENTRAL OHIO REALTY, INC. 6.733 Acres

TRACT 2

Being 6.733 acres, more or less, part of parcel 44-44-58-01-18, in the third quarter, of township 2 north, range 7 west, United States Military Lands, in the township of Muskingum, in the county of Muskingum, in the State of Ohio, and more particularly described as follows:

The following 4 courses of the tie line reflect the record bearings, distance and information from Deeds: 986/104 and 1024/516; and the plats thereof; Bearing equation: $N.58^{\circ}54'09''W.$ equals $N.60^{\circ}08'34''W.$;

Commencing at monument #1 on a plat recorded in Deed Book 482, Page 458 showing the Ellis Dam Properties;

1. thence, along the north line of Tract Number 1 A and said line extended, $N.58^{\circ}54'09''W.$ 1381.75' to an iron pin;
2. thence, with the property line of Tom E. & Kathy D. Robinson, 986/104, $N.43^{\circ}58'51''E.$ 6.60' to a point;
3. thence, continuing with the property line of Tom E. & Kathy D. Robinson, 986/104, $N.58^{\circ}54'09''W.$ 220.00' to a point;
4. thence, with the property line of W.L. & Associates, 1062/181, $N.58^{\circ}39'18''W.$ 386.22' to a railroad spike found;

thence, with the property line of Donald D. Bay & Connie I. Strain, 1024/516, 1009/549, and W.L. & Associates, 1062/181, the following 2 courses:

1. thence, $S.70^{\circ}46'22''W.$ 534.26' to a 5/8" rebar found;
2. thence, $N.86^{\circ}30'00''W.$ 847.29' to a point, (5/8" rebar found, N 0.15', E 0.54', in creek);

thence, continuing with the property line of W.L. & Associates, 1062/181, continuing $N.86^{\circ}30'00''W.$ 131.71' to a 5/8" steel pin set, said 5/8" steel pin set being the TRUE POINT OF BEGINNING;

thence, continuing with the property line of W.L. & Associates, 1062/181, the following 3 courses:

1. thence, continuing $N.86^{\circ}30'00''W.$ 339.33' to a point, (5/8" rebar found, S 0.11', W 0.01');
2. thence, continuing $N.86^{\circ}30'00''W.$ 226.79' to a 5/8" rebar found;
3. thence, continuing $N.86^{\circ}30'00''W.$ 24.33' to a point in the centerline of Friendly Hills Road, CR 418;

thence, with the centerline of Friendly Hills Road, CR 418, the following 4 courses:

1. thence, $N.12^{\circ}29'03''W.$ 140.79' to a point;
2. thence, $N.05^{\circ}52'03''W.$ 145.95' to a point;
3. thence, $N.04^{\circ}47'42''W.$ 85.58' to a point;
4. thence, continuing $N.04^{\circ}47'42''W.$ 30.00' to a point;

TRACT 2 CONTINUED

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TRACT 2 CONTINUED

PARAGRAPH A

the following 3 courses are the north line of a non-exclusive 30' right-of-way reserved below: thence, through the property of East Central Ohio Realty, Inc., 1067/470, the following 3 courses:

1. thence, N.85°03'59"E. 27.12' to a 5/8" rebar found;
2. thence, continuing N.85°03'59"E. 240.34' to a 5/8" rebar found;
3. thence, N.89°31'28"E. 50.15' to a point;

thence, continuing through the property of East Central Ohio Realty, Inc., 1067/470, the following 2 courses:

1. thence, continuing N.89°31'28"E. 426.59' to a 5/8" steel pin set;
2. thence, S.12°13'28"W. 471.46' to the TRUE POINT OF BEGINNING, containing 6.733 acres, more or less, including public road right-of-way and is subject to all easements, rights-of-way, or restrictions, whether recorded or implied.

Also reserving for the grantor, grantor's heirs and assigns, a non-exclusive 30' easement for ingress, egress, and regress, to and from Friendly Hills Road, CR 418, to the grantor's remaining 6.233 acres, said easement identified as PARAGRAPH A above and extending east from the centerline of Friendly Hills Road, CR 418, on the south side of the 3 courses described. Also SEE PLAT.

Bearings are based on Deed Book 1062, page 181, S.86°30'00"E. and are for angular calculations only. All 5/8" steel pins set are 30" long.

Pertinent documents: tax maps: 44-58 thru 66; deeds: 986/104, 1062/181, 1024/516, 1009/549, 563/768, 996/188; surveys by: L. Peter Dinan, John R. Marshall, and R.L. Daniels.

Prior deed: 1067/470.

Description and plat by Landmark Surveys, Earl R. Donaker, Professional Surveyor, #7142, from a survey of the premises in the month of October, in the year of our Lord one thousand nine hundred and ninety-two.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

E. L. Nambh
10-06-92

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