

Samuel C. Ward, P.S. #7356
Randall A. Emler, P.S. #7760

WARD & EMLER SURVEYING, INC.
Professional Land Surveyors
113 Third Street SE
New Philadelphia OH 44663-2512
(330) 364-5866 (voice)
(330) 364-1107 (fax)
E-mail: wesurvey@frontier.com
Web site: www.surveyorsohio.com

Robert F. Rogal, P.S. #6534
R. Aaron Wells, P.S. #8401

March 5, 2013

Description of a 32.540 Acre Tract
For
Wilcox Land Finance Company, LLC

Situated in the Township of Newton, County of Muskingum and State of Ohio.

Being located in the southwest quarter of Section 24, T-15, R-14 of the Congress Lands East of the Scioto River and being **part** of a 51.267 acre tract (A.P.#47-52-24-08-002 **part**) as conveyed to Wilcox Land Finance Company, LLC and Ohio Limited Liability Company by Official Record 2450 at Page 95 of the Muskingum County Deed Records, being more fully described as follows;

Commencing at a stone monument (found) at the center of Section 24 and at the northeast corner of a 14.99 acre tract as conveyed to William D. Butler (O.R.2227 P.251);

Thence with the north line of the southwest quarter of Section 24, **North 86 deg. 44 min. 36 sec. West, 262.92 feet** to a point at the northwest corner of said 14.99 acre tract and in "Darlington Road" (C.R.#46);

Thence with the bounds of said 14.99 acre tract and with said road the following 3 courses and distances;

- 1) Thence with a **curve to the left, Delta = 18 deg. 51 min. 22 sec., Radius = 650.00 feet, Length = 213.91 feet, Chord Bearing and Distance = South 8 deg. 11 min. 03 sec. East, 212.95 feet** to a point;
- 2) Thence **South 17 deg. 36 min. 44 sec. East, 189.66 feet** to a point;
- 3) Thence **South 21 deg. 58 min. 24 sec. East, 214.28 feet** to a point at the northeast corner of a 25.000 acre tract as conveyed to Nathan M. Atkins (O.R.2112 P.168);

Thence leaving said road and with the north line of said 25.000 acre tract, **North 86 deg. 45 min. 57 sec. West, 667.51 feet** to a 5/8" iron pin (found) capped "Emler 7760" at the northwest corner of said 25.000 acre tract, passing on line a 5/8" iron pin (found) capped "Emler 7760" at 26.09 feet and at the **TRUE PLACE OF BEGINNING** of the tract herein to be described;

Thence from said beginning and with the west line of said 25.000 acre tract, **South 2 deg. 41 min. 18 sec. East, 1657.63 feet** to a point at the southwest corner of said 25.000 acre tract, on the north line of an 8.900 acre tract as conveyed to Larry J. & Nancy D. Shampel (O.R.1958 P.208) and in "Baughman Run Road" (C.R.#32), passing on line a 5/8" iron pin (found) capped "Emler 7760" at 1616.30 feet;

Thence with the north line of said 8.900 acre tract and with said road the following 3 courses and distances;

- 1) **South 85 deg. 19 min. 22 sec. West, 192.21 feet** to a point;

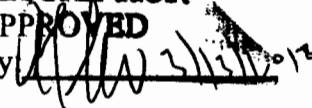
- 2) Thence with a curve to the left, Delta = 31 deg. 20 min. 03 sec., Radius = 1050.00 feet, Length = 574.23 feet, Chord Bearing and Distance = South 69 deg. 39 min. 20 sec. West, 567.10 feet to a point;
- 3) Thence South 53 deg. 59 min. 18 sec. West, 67.60 feet to a point at the westerly corner of said 8.900 acre tract, the southeast corner of a 46.216 acre tract as conveyed to Wilcox Land Finance Company, LLC an Ohio Limited Liability Company by Official Record 2450 at Page 95, and on the north line of a 6.0 acre tract as conveyed to Larry J. & Nancy D. Shampel (Parcel 2 - O.R.1822 P.269);

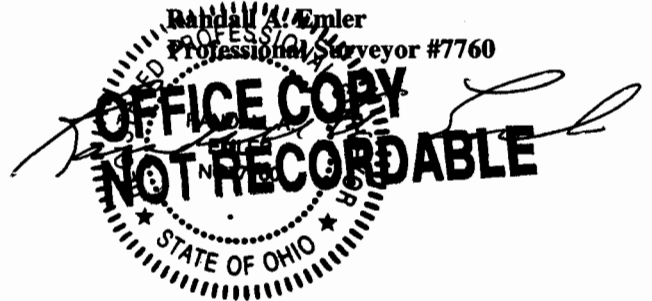
Thence leaving said road and with the east line of said 46.216 acre tract, North 3 deg. 35 min. 41 sec. West, 1958.75 feet to a 5/8" iron pin (set), passing on line a 5/8" iron pin (set) at 31.96 feet;

Thence leaving said line and through the lands of said 51.267 acre tract, South 86 deg. 45 min. 57 sec. East, 824.35 feet to the TRUE PLACE OF BEGINNING containing 32.540 Acres more or less but subject to all legal highways, right-of-ways, easements, leases and restrictions of record or otherwise legally established.

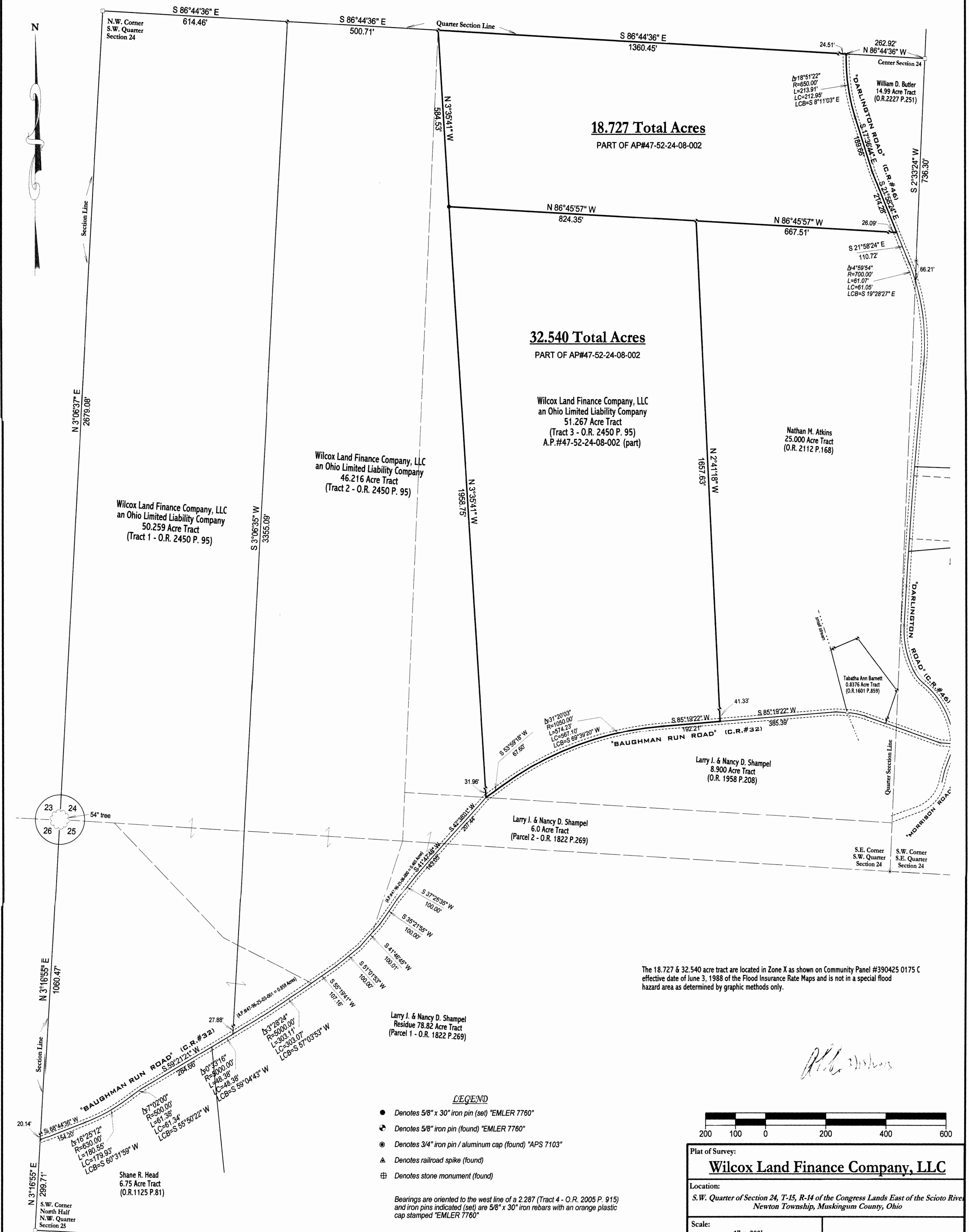
Bearings are oriented to the 51.267 acre tract (O.R.2450 P.95) and iron pins indicated (set) are 5/8" x 30" iron rebars with an orange plastic cap stamped "EMLER 7760".

Survey and description by Randall A. Emler, Professional Surveyor #7760 in February, 2013.

DESCRIPTION
APPROVED
By  3/11/2013



This property is subject to all legal highways, right - of - ways, easements, leases and restrictions of record or otherwise legally established which may not be necessarily shown hereon.



I, the undersigned do hereby state that this plat was prepared from a field survey performed by myself pursuant to Chapter 4733-37 of the Ohio Administrative Code.

Randall A. Emler
Professional Surveyor #7760

March 5, 2013

Documents used:
Precision Surveying Services plats dated July, 2003
American Precision Surveying plat dated June 27, 2002
Deed Volumes and pages shown hereon

The 18.727 & 32.540 acre tract are located in Zone X as shown on Community Panel #390425 0175 C effective date of June 3, 1988 of the Flood Insurance Rate Maps and is not in a special flood hazard area as determined by graphic methods only.



Plat of Survey: Wilcox Land Finance Company, LLC	
Location: S.W. Quarter of Section 24, T-15, R-14 of the Congress Lands East of the Scioto River Newton Township, Muskingum County, Ohio	
Scale: 1" = 200'	Prepared By WARD & EMLER SURVEYING, INC. 113 Third Street S.E. New Philadelphia, Ohio 44663 Phone: (330) 364-5866 Fax: (330) 364-1107 E-mail: wesurvey@frontier.com
Date Surveyed: February 15, 2013	
File ID: CT12813.pcs	