

DEED DESCRIPTION

60.298 ACRES

DONALD J. and ROSEMARY UFFNER PROPERTY
AUDITOR'S PARCEL # 47-47-72-35-11-000 [entire]
AUDITOR'S PARCEL # 47-47-72-35-10-000 [part]
AUDITOR'S PARCEL # 47-47-72-35-05-000 [entire]

BEING A PART OF SECTION #35, TOWNSHIP 17 NORTH, RANGE 15 WEST, NEWTON TOWNSHIP, MUSKINGUM COUNTY, OHIO [ALSO BEING THE PROPERTY OF DONALD J. and ROSEMARY UFFNER OF DEED BOOK 1117, PAGE 393 OF THE MUSKINGUM COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN [¾ INCH, INSIDE DIAMETER, STEEL PIPE, IN GOOD CONDITION, WITH ID. CAP MARKED "VANCE" # 6553] MARKING THE CENTER OF SECTION #35 AND MARKING THE SOUTHEAST CORNER OF THE WADE CAYTON PROPERTY OF DEED BOOK 1049, PAGE 81;

THENCE N 1° 40' 23" W 660.65 FEET, IN THE MID LINE OF SECTION #35 {north & south} AND IN THE EAST LINE OF SAID "CAYTON" PROPERTY AND IN THE EAST LINE OF THE GLENN E. COOPER, JR. PROPERTY OF OFFICIAL RECORD BOOK 1661, PAGE 420, TO AN EXISTING IRON PIN, PASSING AN EXISTING IRON PIN [THE SOUTHEAST CORNER OF SAID "COOPER" PROPERTY] AT 636.65 FEET;

THENCE, LEAVING THE MID LINE OF SECTION #35 {north & south} AND SAID "COOPER" PROPERTY, N 89° 43' 19" E 30.00 FEET, IN THE SOUTH BOUNDARY OF THE SCOTT J. FOUNTAIN, et. al. PROPERTY OF DEED BOOK 1134, PAGE 914, TO A POINT MARKING THE NORTHWEST CORNER OF THE JAMES D. and BARBARA J. HILL PROPERTY OF DEED BOOK 1145, PAGE 135, PASSING AN EXISTING IRON PIN AT 24.50 FEET;

THENCE, LEAVING SAID "FOUNTAIN" PROPERTY, S 1° 39' 49" E 515.03 FEET TO AN EXISTING IRON PIN MARKING THE SOUTHWEST CORNER OF SAID "HILL" PROPERTY,

THENCE N 89° 43' 06" E 431.40 FEET TO AN EXISTING IRON PIN MARKING THE SOUTHEAST CORNER OF SAID "HILL" PROPERTY;

THENCE, LEAVING SAID "HILL" PROPERTY, S 1° 40' 23" E 134.98 FEET, IN THE WEST BOUNDARY OF THE MARTINE E. SMITH PROPERTY OF DEED BOOK 809, PAGE 349, TO AN IRON PIN SET IN THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION #35 AND IN THE SOUTHWEST CORNER OF SAID "SMITH" PROPERTY;

THENCE N 88° 23' 47" E 856.40 FEET, IN THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION #35 AND IN SAID "SMITH" BOUNDARY, TO AN EXISTING CORNER STONE;

THENCE, LEAVING THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION #35, S 1° 58' 14" E 1324.08 FEET, IN SAID "SMITH" BOUNDARY, TO AN EXISTING CORNER STONE IN THE NORTH BOUNDARY OF THE ALLEN A. and DORALEA METZGER OF DEED BOOK 997, PAGE 14;

THENCE, LEAVING SAID "SMITH" PROPERTY, S 88° 15' 32" W 1984.92 FEET, IN THE NORTH BOUNDARY OF SAID "METZGER" PROPERTY, TO AN IRON PIN SET IN THE EASTERLY BOUNDARY OF THE MARTIN L. DUNLAP PROPERTY OF OFFICIAL RECORD BOOK 2137, PAGE 826, PASSING AN IRON PIN SET IN THE MID LINE {north & south} OF SECTION #35 AT 1323.28 FEET;

THENCE, LEAVING SAID "METZGER" PROPERTY, N 1° 35' 25" W 1137.43 FEET, IN THE AFORESAID "DUNLAP" BOUNDARY, TO AN EXISTING IRON PIN;

THENCE, LEAVING SAID "DUNLAP" PROPERTY, N 86° 08' 00" E 433.89 FEET TO AN EXISTING IRON PIN;

THENCE N 3° 11' 00" E 173.99 FEET TO AN EXISTING IRON PIN IN THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 35 AND IN THE AFORESAID "CAYTON", SOUTH, BOUNDARY, PASSING THROUGH THE SOUTH LINE OF A, 50.00 FEET WIDE, INGRESS and EGRESS EASEMENT, AT 123.80 FEET;

N 88° 09' 36" E 210.52 FEET, IN THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION #35 AND IN THE SOUTH BOUNDARY OF THE AFORESAID "CAYTON" PROPERTY, TO AN "EXISTING IRON PIN" AND THE "PLACE OF BEGINNING" OF THIS 60.298 ACRES PARCEL, PASSING AN EXISTING IRON PIN AT 180.52 FEET.

THE PARCEL AS DESCRIBED CONTAINS **60.298 ACRES**, MORE OR LESS, SUBJECT TO ALL EASEMENTS OF RECORD. IN THE ABOVE DESCRIBED PARCEL, THERE ARE 1.84 ACRE IN THE NORTHEAST QUARTER OF SECTION # 35, 40.184 ACRES IN THE SOUTHEAST QUARTER OF SECTION # 35 AND 18.274 ACRES IN THE SOUTHWEST QUARTER OF SECTION # 35.

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION #35 AS BEING N 88° 09' 36" E i.e. 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 SEPTEMBER 21, 2009. SEE THE PLAT ATTACHED.

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

THIS "60.298 ACRE PARCEL" IS SUBJECT TO A CERTAIN, 50.00 FEET WIDE, INGRESS and EGRESS EASEMENT AS DELINEATED IN DEED BOOK 1160, PAGE 628 OF THE MUSKINGUM COUNTY RECORDER. THE ABOVE DESCRIBED "INGRESS AND EGRESS EASEMENT" IS ALSO SUBJECT TO AN [50.00 FEET BY 30.00 FEET] EXTENSION TO THE EAST SIDE OF SAID EXISTING "EASEMENT" AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EASEMENT DESCRIPTION

[FOR INGRESS AND EGRESS]

DONALD J. and ROSEMARY UFFNER PROPERTY [part]

AUDITOR'S PARCEL # 47-47-72-35-11-000 [part]

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION #35, TOWNSHIP 17 NORTH, RANGE 15 WEST, NEWTON TOWNSHIP, MUSKINGUM COUNTY, OHIO [ALSO BEING A PART OF THE PROPERTY OF DONALD J. and ROSEMARY UFFNER OF [SECOND PARCEL, PART] DEED BOOK 1117, PAGE 393 OF THE MUSKINGUM COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN [¾ INCH STEEL PIPE, IN GOOD CONDITION, WITH ID. CAP MARKED "VANCE" # 6553] MARKING THE CENTER

OF SECTION #35 AND MARKING THE SOUTHEAST CORNER OF THE WADE
CAYTON PROPERTY OF DEED BOOK 1049, PAGE 81;

COURSE # 1

THENCE, LEAVING SAID "CAYTON" BOUNDARY, N 88° 23' 47" E 30.00 FEET, IN
THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION # 35, TO A POINT

COURSE # 2

THENCE, LEAVING SAID "QUARTER SECTION LINE", S 1° 43' 26" E 50.00 FEET
TO A POINT;

COURSE # 3

THENCE S 88° 23' 47" W 30.00 FEET TO A POINT IN THE EAST BOUNDARY OF
THE "PREVIOUSLY DELINEATED EASEMENT" OF "DEED BOOK 1160, PAGE 625";

COURSE # 4

THENCE, WITH THE EAST LINE OF THE "PREVIOUSLY DELINEATED
EASEMENT", N 1° 43' 26" W 50.00 FEET TO AN "EXISTING IRON PIN" AND "THE
PLACE OF BEGINNING" OF THIS "EASEMENT".

THE ABOVE DESCRIBED EASEMENT IS TO BE USED FOR INGRESS AND EGRESS
PURPOSES ONLY. FEE TITLE TO SAID "EASEMENT" WILL REMAIN WITH THE
GRANTOR OF SAID "INGRESS AND EGRESS EASEMENT".

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NORTH LINE
OF THE SOUTHWEST QUARTER OF SECTION #35 AS BEING N 88° 09' 36" E i.e.
ALL BEARINGS DESCRIBED HEREIN ARE TO AN ASSUMED MERIDIAN AND ARE
USED TO DENOTE ANGLES ONLY.

THE ABOVE "EASEMENT" DESCRIPTION IS BASED ON A FIELD SURVEY MADE
BY A & E SURVEYING ON SEPTEMBER 21, 2009. SEE THE PLAT ATTACHED.

DESCRIPTION

APPROVED

By: *[Signature]* 10/1/09

A & E SURVEYING

P.O. BOX 420

WADSWORTH, OHIO 43783

PHONE: (740) 733-2221 FAX: 743-2498

WAYNE A. KNISLEY

OHIO REGISTERED SURVEYOR #7231

DATE: Sept. 21, 2009

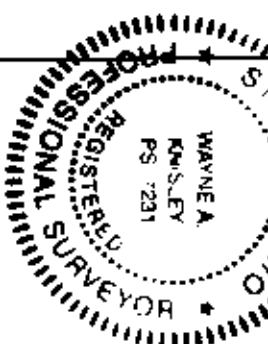


PERTINENT DOCUMENTS AND SOURCES OF DATA USED:

1. DEED REFERENCES AS SHOWN HEREON
2. NEWTON TOWNSHIP TAX MAPS
3. U.S.G.S. MAP (Pachman Quad)
4. VARIOUS SURVEY RECORDS FOUND IN THE OFFICE OF THE MUSKINGUM COUNTY ENGINEER, ZANESVILLE, OHIO.

BASIS OF BEARINGS

ALL BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 435 AS BEING N 88° 09' 36" E. ALL BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DETERMINE ANGLES ONLY.



Line Table

L-1 = N 88° 23' 47" E 30.00 feet
 L-2 = S 1° 43' 26" E 50.00 feet
 L-3 = S 88° 23' 47" W 30.00 feet
 L-4 = N 1° 43' 26" W 50.00 feet

Approved For Transfer
 No On-Lot Sewage

Date 10/5/03

Zanesville - Muskingum Co.

Health Department

A & E SURVEYING

P.O. BOX 420

SOMERSET, OHIO 43783

Ph: (740) 767-7490

NOT A RECOGNIZABLE

DATE: SEPTEMBER 21, 2009

John E. Cooper, Jr. Prop.
 O.R. Book 160, Pg. 420
 Parcel # 47-72-35-06-001
 (.3015 acres)

See Detail #1
 Deed Book 1134, Page 914
 Parcel # 47-72-35-02-000
 (.2872 acres)

BEING A PART OF SECTION 435, TOWNSHIP 17 NORTH, RANGE 15 WEST, NEWTON TOWNSHIP, MUSKINGUM COUNTY, OHIO. ALSO BEING THE ENTIRE PROPERTY OF DONALD J. and ROSEMARY UFFNER, AFTER EXCEPTIONS, OF DEED BOOK 1117, PAGE 393 OF THE MUSKINGUM COUNTY RECORDER, ALSO BEING ALL OF AUDITOR'S PARCEL #474772351000, PART OF PARCEL #4747723510000 AND ALL OF PARCEL #4747723505000.

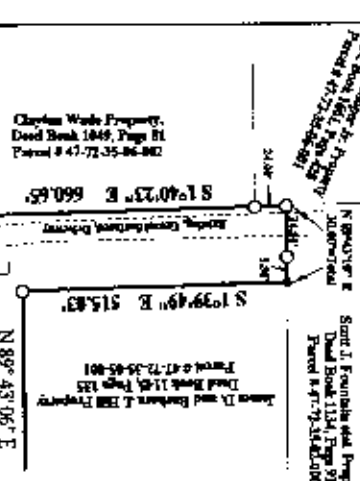
PLAT OF SURVEY

NOTE #1
 This 7.940 acre parcel is the remainder of an original 7.11-acre tract as depicted in Deed Book 1117, Page 393. That tract, which is the "Vernon Road Offshoot" described in Deed Book 160, Page 421.

NOTE #1

This parcel depicted, Ownership of Township in Deed #1 is to be used for agriculture and open space. All existing property owners shall have the right to use the property for agriculture and open space. This survey is made in conformity with the provisions of the Ohio Revised Code, Chapter 163, and the provisions of the Ohio Revised Code, Chapter 163, and the provisions of the Ohio Revised Code, Chapter 163.

Detail #1 (not to scale)



SURVEY FOR:

DONALD & ROSEMARY UFFNER

LEGEND

- EXISTING IRON PIN
- ⊕ IRON PIN SET = 5/8" x 30" STEEL ROD WITH PLASTIC ID CAP MARKED KNISLEY 7231
- EXISTING CORNER STONE (Good Circle)
- POINT (nothing set)
- EXISTING, WOVEN WIRE FENCE

GRAPHIC SCALE

1 INCH = 300 FEET

60.298 Acres = Total

DONALD J. & ROSEMARY UFFNER PROPERTY

DEED BOOK 1117, PAGE 393
 PARCEL #474772351000 (land)
 PARCEL #4747723510000 (land)
 PARCEL #4747723505000 (land)

PARCEL #4747723510000
 40.184 Acres

PARCEL #4747723510000
 18.294 Acres

Martin L. Dunning Property
 O.R. Book 1137, Page 625
 Parcel # 47-72-35-06-000
 (.3439 acres)

Allen A. and Darlene Mager Property
 Deed Book 997, Page 14
 Parcel # 47-72-35-14-000
 (.20 acres)

Allen A. and Darlene Mager Property
 Deed Book 997, Page 14
 Parcel # 47-72-35-14-000 (.60 acres)

- NOTES:**
1. This plat is a derivative of a field survey made by A & E Surveying, Inc.
 2. This property is subject to all easements of record.
 3. All distances are measured unless otherwise shown.