

SNR

**WARD & EMLER SURVEYING, INC.**

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August 6, 2007

**Description of a Parcel 2 – 46.216 Acre Tract**

**For**

**Dave Kaufman Realty**

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

Being located in the southwest quarter of Section 24 and the northwest quarter of Section 25, T-15, R-14 of the Congress Lands East of the Scioto River and being part of an 11.319 acre tract (A.P.#47-96-25-03-001 / 0.859 acres by new survey), part of a residue 90.769 acre tract (A.P.#47-52-24-08-002 / 7.898 acres by new survey), all of a 36.225 acre tract (A.P.#47-96-25-04-000 / 4.592 acres by new survey & A.P.#47-52-24-08-003 / 31.641 acres by new survey) and all of a 1.227 acre tract (A.P.#47-96-25-06-000 / 0.465 acres by new survey & A.P.#47-52-24-08-000 / 0.761 acres by new survey) as conveyed to Ben Troyer (1/7 interest), Daniel Miller (2/7 interest), Jacob Miller (1/7 interest), Adam Yoder (1/7 interest), Roman Miller (1/7 interest) and Joe Miller (1/7 interest) by Official Record 2005 at Page 915 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 15.04 acre tract as conveyed to Kenneth R. Abram (D.V.557 P.531);

Thence with the north line of the southwest quarter of Section 24, North 86 deg. 44 min. 36 sec. West, 1623.36 feet to a 5/8" iron pin (set) at the northeast corner of said 36.225 acre tract and the northwest corner of said residue 90.769 acre tract as conveyed to Ben Troyer (1/7 interest), Daniel Miller (2/7 interest), Jacob Miller (1/7 interest), Adam Yoder (1/7 interest), Roman Miller (1/7 interest) and Joe Miller (1/7 interest) by Official Record 2005 at Page 915, and at the **TRUE PLACE OF BEGINNING** of the tract herein to be described;

Thence from said beginning, leaving said line and through the lands of said residue 90.769 acre tract, South 3 deg. 35 min. 41 sec. East, 2543.28 feet to a point on the south line of said residue 90.769 acre tract, the northeast corner of said 1.227 acre tract, the westerly corner of an 8.900 acre tract as conveyed to Larry J. & Nancy D. Shampel (O.R.1958 P.208), the northerly line of a 6.0 acre tract as conveyed to Larry J. & Nancy D. Shampel (Parcel 2 - O.R.1822 P.269) and in "Baughman Run Road" (C.R.#32) passing on line a 5/8" iron pin (set) at 2511.32 feet;

Thence with said road, the bounds of said 1.227 acre tract, 36.225 acre tract, 11.319 acre tract and through the lands of said Shampel (O.R.1822 P.26) the following 8 courses and distances;

- 1) South 42 deg. 38 min. 01 sec. West, 207.44 feet to a point;
- 2) Thence South 41 deg. 47 min. 48 sec. West, 143.05 feet to a point;
- 3) Thence South 37 deg. 25 min. 35 sec. West, 100.00 feet to a point;
- 4) Thence South 35 deg. 21 min. 55 sec. West, 100.00 feet to a point;
- 5) Thence South 41 deg. 46 min. 45 sec. West, 100.01 feet to a point;
- 6) Thence South 51 deg. 01 min. 53 sec. West, 100.00 feet to a point;
- 7) Thence South 55 deg. 19 min. 41 sec. West, 107.16 feet to a point;
- 8) Thence with a curve to the right, Delta = 3 deg. 28 min. 24 sec., Radius = 5000.00 feet, Length = 303.11 feet, Chord Bearing and Distance = South 57 deg. 03 min. 53 sec. West, 303.07 feet to a point;

Thence leaving said road and through the lands of said 11.319 acre tract, North 3 deg. 06 min. 35 sec. East, 3355.09 feet to a 5/8" iron pin (set) on the north line of said southwest quarter section, at the northeast corner of a 39.785 acre tract as conveyed to Ben Troyer (1/7 interest), Daniel Miller (2/7 interest), Jacob Miller (1/7 interest), Adam Yoder (1/7 interest), Roman Miller (1/7 interest) and Joe Miller (1/7 interest) by Official Record 2005 at Page 915 and at the northwest corner of said 36.225 acre tract, passing on line a 5/8" iron pin (set) at 27.88 feet;

Thence with the north line of said southwest quarter section, South 86 deg. 44 min. 36 sec. East, 500.71 feet to the **TRUE PLACE OF BEGINNING** containing 46.216 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 west line of a 2.287 acre tract (Tract 4 - O.R.2005 P.915) 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 August, 2007.

APPROVED FOR CLOSURE

*[Signature]* 9/11/07

EXEMPT FROM  
PLANNING COMMISSION

*[Signature]* 9/11/07



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.

N.W. Corner 814.46'  
S.W. Quarter  
Section 24

# LEGEND

- Denotes 5/8" x 30" iron pin (set) "EMLER 7760"
- ✦ Denotes 5/8" iron pin (found) "EMLER 7760"
- ⊙ Denotes 3/4" iron pin / aluminum cap (found) "APS 7103"
- ⋈ Denotes railroad spike (found)
- ⊞ Denotes stone monument (found)

Bearings are oriented to the west line of a 2.287 (Tract 4 - O.R. 2005 P. 915) and iron pins indicated (set) are 5/8" x 30" iron rebar with an orange plastic cap stamped "EMLER 7760"

APPROVED FOR CLOSURE

Parcels 1 - 4 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.

EXEMPT FROM PLANNING COMMISSION

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

46.216 Total Acres

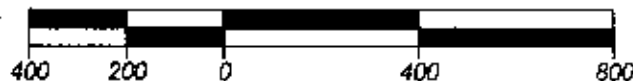
Ben Troyer (1/7 interest)  
Daniel Miller (2/7 interest)  
Jacob Miller (1/7 interest)  
Adam Yoder (1/7 interest)  
Roman Miller (1/7 interest)  
Joe Miller (1/7 interest)  
36.225 Acre Tract  
(Tract 2 - O.R. 2005 P. 915)

(A.P. #47-52-24-08-000 = 0.751 Acres)  
1.227 Acre Tract  
(Tract 5 - O.R. 2005 P. 915)

(A.P. #47-56-25-06-000 = 0.465 Acres)

(A.P. #47-56-25-06-000 = 4.582 Acres)

(A.P. #47-56-25-06-000 = 0.088 Acres)  
"BAUCHMAN TRUN ROAD" (C.R. 2002)  
S 37° 25' 35" W 100.00'  
S 25° 27' 55" W 100.00'  
S 47° 18' 45" W 100.00'  
S 57° 17' 55" W 100.00'  
S 55° 19' 47" W 107.16'  
S 57° 03' 52" W 100.00'



Larry J. & Nancy D. Shampel  
Residue 78.82 Acre Tract  
(Parcel 1 - O.R. 1822 P. 269)

Plat of Survey:

**DAVE KAUFMAN REALTY**

Location:

S.W. Quarter of Section 24 & N.W. Quarter Section 25,  
T-15, R-14, Congress Lands East of the Scioto River  
Newton Township, Muskingum County, Ohio

Scale:

1" = 400'

Date Surveyed:

August, 2007

Revised map August 27, 2007

File ID.

DKJDM5

Prepared By

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I, the undersigned do hereby state that this plat was prepared from a field survey conducted by myself pursuant to Chapter 173, Ohio Revised Code.

**OFFICE COPY NOT RECORDABLE**