

**WARD & EMLER SURVEYING, INC.***Professional Land Surveyors**113 Third Street S.E.**New Philadelphia OH 44663-2512**(330) 364-5866**(330) 364-1107 (FAX)**E-mail: wesurvey@a.roadrunner.com*

Samuel C. Ward - P.S.#7356  
 Randall A. Emler - P.S.#7760  
 Robert F. Rogal - P.S.#6534

August 6, 2007

**Description of a Parcel 1 - 50.259 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 / 10.460 acres by new survey) and all of a 39.785 acre tract (A.P.#47-96-25-05-000 / 1.985 acres by new survey & A.P.#47-52-24-09-000 / 37.814 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, 2124.07 feet to a 5/8" iron pin (set) at the northeast corner of said 39.785 acre tract, the northwest corner of a 36.225 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 and with the westerly line of said 36.225 acre tract and the easterly line of said 39.785 acre tract, South 3 deg. 06 min. 35 sec. West, 3355.09 feet to a point on the southerly line of an 11.319 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 in "Baughman Run Road" (C.R.#32), passing on line a 5/8" iron pin (set) at 3327.21 feet;

Thence with the southerly line of said 11.319 acre tract, through the lands of a residue 78.82 acre tract as conveyed to Larry J. & Nancy D. Shampel (Parcel 1 - O.R.1822 P.269) and with said road the following 5 courses and distances;

- 1) Thence with a curve to the right, Delta = 0 deg. 33 min. 16 sec., Radius = 5000.00 feet, Length = 48.38 feet, Chord Bearing and Distance = South 59 deg. 04 min. 43 sec. West, 48.38 feet to a point;
- 2) Thence South 59 deg. 21 min. 21 sec. West, 284.66 feet to a point;
- 3) Thence with a curve to the left, Delta = 7 deg. 02 min. 00 sec., Radius = 500.00 feet, Length = 61.38 feet, Chord Bearing and Distance = South 55 deg. 50 min. 22 sec. West, 61.34 feet to a point;
- 4) Thence with a curve to the right, Delta = 16 deg. 25 min. 12 sec., Radius = 630.00 feet, Length = 180.55 feet, Chord Bearing and Distance = South 60 deg. 31 min. 59 sec. West, 179.93 feet to a point;
- 5) Thence South 68 deg. 44 min. 36 sec. West, 154.20 feet to a point on the west line of Section 25 and at the northwest corner of a 6.75 acre tract as conveyed to Shane R. Head (O.R.1125 P.81);

Thence leaving said road and with the west line of said Section 25, North 3 deg. 16 min. 55 sec. East, 1060.47 feet to a 54" tree at the northwest corner of Section 25 and the southwest corner of Section 24, passing on line a 5/8" iron pin (set) at 20.14 feet;

Thence with the west line of said Section 24, **North 3 deg. 06 min. 37 sec. East, 2679.08 feet** to a stone monument (found) at the northwest corner of the southwest quarter of Section 24;

Thence with the north line of said southwest quarter section, **South 86 deg. 44 min. 36 sec. East, 614.46 feet** to the **TRUE PLACE OF BEGINNING** containing **50.259 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".

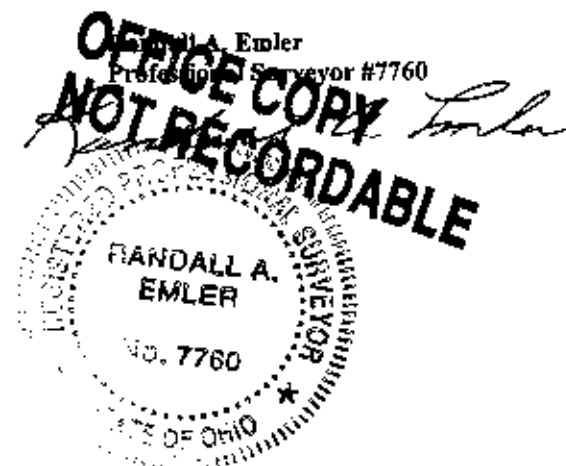
Survey and description by Randall A. Emler, Professional Surveyor #7760 in August, 2007.

APPROVED FOR CLOSURE

*[Signature]* 9/11/2007

EXEMPT FROM  
PLANNING COMMISSION

*[Signature]* 9/11/2007



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.

APPROVED FOR CLOSURE

*[Signature]* 9/11/2007

EXEMPT FROM  
PLANNING COMMISSION

*[Signature]* 9/11/2007

Parcel 1  
**50.259 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)  
39.785 Acre Tract  
(Tract 3 - O.R. 2005 P. 915)  
(A.P. #47-52-24-09-000 = 37.814 Acres)

#### LEGEND

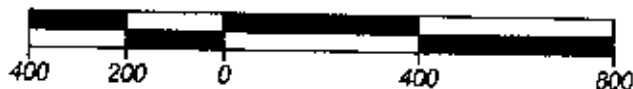
- Denotes 5/8" x 30" iron pin (set) "EMLER 7760"
- ⬮ Denotes 5/8" iron pin (found) "EMLER 7760"
- ⊙ Denotes 3/4" iron pin / aluminum cap (found) "APS 7103"
- ⋈ Denotes railroad spike (found)
- ⊞ Denotes stone monument (found)

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 rebars with an orange plastic cap stamped "EMLER 7760"

Parcels 1-5 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.

#### Documents used:

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



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:

DKJDM4

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@roadrunner.com

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

**OFFICE COPY  
NOT RECORDABLE**

3. 7760