

56-60-11-02-000
56-90-20-01-000
23-40-15-06-000



Linn Engineering, Inc.

Civil Engineering Consultants

740-452-7434 • 1-800-991-7434

534 Market Street • P.O. Box 2086 • Zanesville, Ohio 43702-2086

**WILLIAM N. BALDERSON and KATHERINE BALDERSON
DEED RECORD 1135-111**

Tract 1

Situated in the State of Ohio, County of Muskingum, Township of Salem, bounded and described as follows:

Being the First Parcel of lands now or formerly owned by William N. Balderson and Katherine Balderson as described in Muskingum County Deed Record 1135-111 as the south half of the southeast quarter of Section 11, Township 2, Range 6, United States Military Lands, more particularly described as follows:

Beginning at an iron pin set at the southeast corner of said southeast quarter;

thence along the south line of said southeast quarter North 87 degrees 20 minutes 52 seconds West 1347.17 feet to a fence post on the northeast corner of lands now owned by David Williams (OR 2181-250);

thence continuing along said south line and along the north line of said Williams North 87 degrees 20 minutes 52 seconds West 1333.18 feet to a fence post;

thence along the east line of land owned by Mary B. Knicely, Trustee (OR 2164-738) North 02 degrees 08 minutes 57 seconds East 1298.82 feet to an iron pin set;

thence along the south line of lands owned by Mary L. Watson (OR 2409-58 Parcel Two) South 87 degrees 48 minutes 05 seconds East 2688.13 feet to an iron pin set on the line common to Section 11 Salem Township and Section 15 Highland Township, passing a fence post at 2638.04 feet;

56-60-11-02-000 A
56-90-20-01-000 A
23-40-15-06-000 A

thence along the township line South 02 degrees 29 minutes 29 seconds West 1320.05 feet to the principal place of beginning, containing 80.69 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.

Tract 2

Situated in the State of Ohio, County of Muskingum, Township of Salem, bounded and described as follows:

Being remainder of the Second Parcel of lands now or formerly owned by William N. Balderson and Katherine Balderson as described in Muskingum County Deed Record 1135-111 and being a part of the east half of the northeast quarter of Section 20, Township 2, Range 6, United States Military Lands, more particularly described as follows:

Beginning for reference at a stone found on the southeast corner of said northeast quarter;

thence along the line common to Section 20 Salem Township and Section 16 Highland Township North 02 degrees 13 minutes 14 seconds East 710.30 feet to the northeast corner of lands now owned by Matthew and Sara J. Starcher (OR 2251-142) and the principal place of beginning;

thence along the centerline of Bethel Road South 82 degrees 43 minutes 31 seconds West 25.35 feet to a PK nail found;

thence continuing along said centerline South 82 degrees 43 minutes 31 seconds West 684.90 feet to a point from which an iron pin found bears South 04 degrees 48 minutes 43 seconds West a distance of 24.78 feet;

thence continuing along said centerline and the north line of lands now owned by Jeremy B. Knically (OR 2189-831) South 83 degrees 56 minutes 38 seconds West 117.09 feet;

thence leaving said centerline and along the east line lands now owned by David S. Williams and Melissa Williams (DR 1120-517) North 07 degrees 12 minutes 39 seconds West 545.00 feet to Williams' northeast corner, passing an iron pin found at 20.46 feet;

thence along lands now owned by David S. Williams and Melissa Williams (OR 2180-146) the following two courses:

56-60-11-02-000 B
56-90-20-01-000 B
23-40-15-06-000 B

- 1) North 07 degrees 12 minutes 51 seconds West 588.50 feet to an iron pin found;
- 2) South 83 degrees 39 minutes 30 seconds West 347.14 feet to an iron found on the east line of lands now owned by David Williams (OR 2181-250);

thence North 02 degrees 15 minutes 06 seconds East 1021.52 feet to a fence post on the said Williams' northeast corner;

thence along the north line of said Section 20 South 87 degrees 20 minutes 52 seconds East 1347.17 feet to an iron pin set on the northeast corner of said Section 20;

thence along the east line said Section 20 South 02 degrees 17 minutes 13 seconds West 86.93 feet to an iron pin set on the southwest corner of Section 15, Township 2, Range 5, Highland Township, United States Military Lands;

thence continuing along said Section 20 and the west line of lands now owned by Kenneth B. Knicely and Susan B. Knicely (DR 864-14) South 02 degrees 17 minutes 13 seconds West 1856.91 feet to the principal place of beginning, containing 52.15 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.

Tract 3

Situated in the State of Ohio, County of Muskingum, Township of Highland, bounded and described as follows:

Being the remainder of the Fifth Parcel of lands now or formerly owned by William N. Balderson and Katherine Balderson as described in Muskingum County Deed Record 1135-1111 and being a part of the west half of Section 15, Township 2, Range 5, United States Military Lands, more particularly described as follows:

Beginning for reference at an iron pin found at the center of said Section 15;

thence along the mid-section line South 02 degrees 07 minutes 50 seconds West 342.49 feet to a fence post;

thence along the north line of lands now owned by Joseph VanReeth, Luann Hill and Lita J. VanReeth (DR 1114-550) North 87 degrees 23 minutes 03 seconds West 1139.24 feet

56-60-11-02-000 C
56-90-20-01-000 C
23-40-15-06-000 C

to an iron pin set and the principal place of beginning;

thence along the west line of said VanReeth-Hill-VanReeth lands South 02 degrees 19 minutes 39 seconds West 2295.41 feet to an iron pin set on the south line of said Section 15, from which a stone found bears South 87 degrees 23 minutes 03 seconds East 1153.24 feet;

thence along the south line of said Section 15 North 87 degrees 23 minutes 03 seconds West 1470.05 feet to an iron pin set on the southwest of said Section 15 Highland Township and on the east line of Section 20 Salem Township;

thence along the Township line North 02 degrees 17 minutes 13 seconds East 86.93 feet to an iron pin set on the northeast corner of said Section 20;

thence along the line common to Section 11 Salem Township and Section 15 Highland Township North 02 degrees 29 minutes 29 seconds East 1320.05 feet to an iron pin set on the southeast corner of lands now owned by Mary L. Watson (OR 2409-58 Parcel Two);

thence continuing along the Township line North 02 degrees 29 minutes 29 seconds East 888.40 feet to an iron pin set;

thence continuing along the Township line North 02 degrees 25 minutes 13 seconds East 994.78 feet to the center of New Hope Road;

thence along the center of New Hope Road South 79 degrees 08 minutes 45 seconds East 33.36 feet to a point;

thence along the west line of Lot 1 on a Survey Plat for Bruner Land Co., Inc. by Roger W. Claus, PS dated October 30, 2006 South 02 degrees 25 minutes 13 seconds West 645.40 feet to an iron pin found on the mid-section line of Section 15, passing an iron pin found at 30.08 feet;

thence South 02 degrees 25 minutes 13 seconds West 344.60 feet to an iron pin found at the southwest corner of said Survey Plat for Bruner Land Co., Inc.;

thence along the south line of said Survey Plat for Bruner Land Co., Inc. South 87 degrees 23 minutes 03 seconds East 1430.80 feet to the principal place of beginning, passing iron pins found at 270.00 feet at the southeast corner of Lot 1, 508.60 feet at the southeast

56-60-11-02-000 D
56-90-20-01-000 D
23-40-15-06-000 D

corner of Lot 2, 746.60 feet at the southeast corner of Lot 3, 1043.60 feet at the southeast corner of Lot 4, and 1354.60 feet at the southeast corner of Lot 5, containing 78.06 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.

Iron pins set are 5/8 inch diameter by 30 inch long rebar with plastic identification caps.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 per GPS observations made on July 25, 2014.

This description is written based on a survey completed August 18, 2014 by Timothy H. Linn, PS #7113.

OFFICE COPY
NOT RECORDABLE

Timothy H. Linn, PS #7113

8/26/14
Date



Parcel Nos.

- Tract 1: All of 56-60-11-02-000 (± 80.69 ac.)
Tract 2: ^{PLATT} All of 56-90-20-01-000 (± 52.15 ac.)
Tract 3: ¹¹²⁰ All of 23-40-15-06-000
All of 23-40-15-07-000 (combined ± 78.06 ac.)

DESCRIPTION
APPROVED
By: Timothy H. Linn