

James V. Benincasa

FIRST PARCEL: Situated in the County of Muskingum, the State of Ohio, Springfield Township, Section Five, Township Eleven, Range 13 bounded and described as follows:

Beginning at an iron pin (set) at the Southwest corner of said Section Five, thence, North 03 degrees 19 minutes 37 seconds East, 1533.70 feet along the west line of said Section Five to the center of Moxahala Creek having passed through an iron pin (found) at 1403.06 feet; thence, along the center of said creek South 82 degrees 10 minutes 22 seconds East, 269.00 feet to a point on the Robert Neff property line as described in Muskingum County Deed Records Volume 982, Page 415; thence, leaving the centerline of said creek and following along the southern line of said Robert Neff property the following six courses:

South 08 degrees 58 minutes 23 seconds West, 181.65 feet to an iron pin (set) having passed through an iron pin (set) at 142.45 feet;

thence, South 69 degrees 47 minutes 02 seconds East, 249.61 feet to an iron pin (set);

thence, South 82 degrees 37 minutes 39 seconds East, 302.69 feet to an iron pin (set);

thence, North 83 degrees 00 minutes 05 seconds East, 215.07 feet to an iron pin (set) on a hilltop as described in a survey completed in 1875 by L. Scarville for J.J. and M.M. Granger and recorded in Muskingum County Deed Records Volume 63, Page 110;

thence, South 79 degrees 01 minutes 43 seconds East, 619.42 feet to an iron pin (set);

thence, North 72 degrees 58 minutes 12 seconds East, 114.92 feet to an iron pin (set) on the northwest line of a property in the name of Hugh Archer as described in the Muskingum County Deed Records Volume 603, Page 79; thence, leaving the southern line of said Robert Neff property and following along the western line of aforementioned Hugh Archer property and the western and southern line of property in the name of Sharon Smith as recorded in Muskingum County Deed Records Volume 864, Page 297 and Volume 736, Page 347 the following seven courses:

South 39 degrees 56 minutes 38 seconds West, 519.13 feet to an iron pin (set);

thence, South 31 degrees 24 minutes 32 seconds East, 451.24 feet to an iron pin (found);

thence, North 81 minutes 40 minutes 56 seconds East, 455.00 feet to an iron pin (found);

thence, North 89 degrees 26 minutes 06 seconds East, 25.00 feet to a point on the east side of Township Road 129;

thence, South 00 degrees 22 minutes 13 seconds East, 144.34 feet to an iron pin (found);

thence, South 00 degrees 11 minutes 58 seconds East, 7.99 feet to an iron pin (found);

thence, South 27 degrees 32 minutes 56 seconds West, 391.47 to an iron pin (set) on the south line of said Section Five, which is also the southwest corner of a fifty (50) acre tract conveyed by J.J. and M.M. Granger to James Owens by deed dated December, 1872 recorded in Muskingum County Deed Records Volume 58, Page 305; thence, along the south line of said Section Five North 87 degrees 34 minutes 04 seconds West, 1991.80 feet to the point of beginning containing 51.478 Acres more or less.

Excepting from the above described tract a railroad right of way transferred to the Columbus and Eastern Railroad (more recently known as the Zanesville and Western Railroad) as recorded in the Muskingum County Common Pleas Record No. 59, Pages 431 etc., Case No. 5901, more particularly described as follows:

Beginning at the Southwest corner of the aforementioned Section Five; thence, North 03 degrees 19 minutes 37 seconds East, 1378.06 feet along the west line of said Section Five to a point which is the true place of beginning for the parcel intended to be described; thence, continuing along the west line of said Section Five, North 03 degrees 19 minutes 37 seconds East, 80.00 feet to a point, having passed through an iron pin (found) at 25.00 feet; thence, along a curve to the left with a radius of 676.20 feet, a chord distance of 262.48 feet, and chord bearing South 76 degrees 15 minutes 58 seconds East to a point; thence South 08 degrees 58 minutes 23 seconds West, 80.00 feet to a point having passed through an iron pin (set) at 40.00 feet; thence, along a curve to the right with a radius of 756.20 feet, a chord distance of 254.67 feet, and a chord bearing North 76 degrees 01 minutes 59 seconds West to the point of beginning containing 0.460 Acres more or less. With said exception, the total acreage remaining totals 51.018 Acres more or less.

The bearings within this description are based on an adjacent survey as recorded in Muskingum County Deed Records Volume 1006, Page 198. Iron pins (set) are 5/8 inch rebar with plastic identification caps (P.C. Forshey 6999).

This description was written by P.C. Forshey, RLS #6999 from an actual survey completed in August, 1990, and is intended to be used for the legal transfer of the property described and does not intend to show all or any easements of record nor encroachments unless otherwise indicated.

Auditor's Parcel No. 62-62-82-01-03

SECOND PARCEL: Situated in Muskingum County, the State of Ohio, Springfield Township, Section Five, Township Eleven, Range 13, more particularly described as follows:

Beginning at an iron pin (set) at the southwest corner of the

southeast quarter of said Section Five; thence, North 87 degrees 34 minutes 04 seconds West, 650.00 feet along the south line of said Section Five to an iron pin (set) on the east side of Township Road 129 (aka Granger Hill Road) which is also the point referred to as the southwest corner of a fifty (50) acre tract of land which was conveyed by J.J. and M.M. Granger to James Owens by deed dated December, 1872 recorded in Muskingum County Deed Records Volume 58, Page 305 etc.; thence along the west line of a tract of land in the name Sharon Smith as recorded in Muskingum County Deed Records Volume 736, Page 347, the following five courses:

North 27 degrees 32 minutes 56 seconds East, 391.47 feet to an iron pin (found);

thence North 00 degrees 11 minutes 58 seconds West, 7.99 feet to an iron pin (found);

thence, North 00 degrees 22 minutes 13 seconds West, 144.34 feet to a point;

thence, South 89 degrees 26 minutes 06 seconds West, 25.00 feet to an iron pin (found);

thence, North 04 degrees 00 minutes 03 seconds West, 210.28 feet to a point in the center of Township Road 129; which is the true place of beginning for the tract intended to be described; thence, continuing along the centerline of Township Road 129 and the east side of a tract in the name of Hugh Archer recorded in Muskingum County Deed Records Volume 603, Page 79 the following five courses:

North 04 degrees 00 minutes 22 seconds West, 34.51 feet to a point;

thence, North 09 degrees 32 minutes 30 seconds East, 188.11 feet to a point;

thence, North 17 degrees 03 minutes 37 seconds West, 67.48 feet to a point;

thence, North 32 degrees 18 minutes 49 seconds West, 280.31 feet to a point;

thence, North 48 degrees 24 minutes 07 seconds West, 51.93 feet to a point on the south line of a tract in the name of Robert Neff as recorded in Muskingum County Deed Records Volume 982, Page 415; thence, leaving said centerline and following along the south line of the Robert Neff tract the following six courses:

North 72 degrees 58 minutes 16 seconds East, 294.53 feet to an iron pin (set) having passed through an iron pin (set) at 30.00 feet;

thence, North 66 degrees 58 minutes 16 seconds East, 206.47 feet to an iron pin (set) in a ravine as described in a survey completed in 1875 by L. Scarville for J.J. and M.M. Granger and recorded in Muskingum County Deed Records Volume 63, Page 110, in which the point was described as lying in a ravine under a fallen beech tree;

thence, North 19 degrees 28 minutes 19 seconds East, 502.92 feet to an iron pin (set);

thence, North 17 degrees 58 minutes 21 seconds East, 409.86

feet to an iron pin (set);

thence, North 14 degrees 58 minutes 17 seconds East, 381.48 feet to an iron pin (set);

thence, North 59 degrees 30 minutes 23 seconds East, 37.32 feet to an iron pin (set) on the former western right of way of the Zanesville and Western Railroad Company as was described in the Muskingum County Deed Records Volume 227, Page 588 and amended to by Muskingum County Common Pleas Record No. 59, Pages 431 etc., Case No. 5901, since, transferred to Muskingum County by deed Volume 681, Page 220 of the Muskingum County Deed Records; thence, along the western line of said right of way the following five courses:

South 31 degrees 44 minutes 19 seconds East, 368.64 feet to a point;

thence, South 35 degrees 59 minutes 25 seconds East, 973.67 feet to a point;

thence, South 33 degrees 18 minutes 20 seconds East, 440.72 feet to a point;

thence, South 31 degrees 42 minutes 46 seconds East, 234.30 feet to a point;

thence, South 43 degrees 30 minutes 17 seconds East, 382.93 feet to a point 53.33 feet left of station 71+86.81 of the relocated County Road 6 survey recorded in Plat Book 14, Page 38 and 39 of the Muskingum County Deed Records; thence leaving said former right of way and following along the north line of a tract of land in the name of Sharon Smith as recorded in Volume 736, Page 347 of the Muskingum County Deed Records North 88 degrees 43 minutes 24 seconds West, 484.47 feet to an iron pin (found); thence South 88 degrees 38 minutes 53 seconds West, 1627.72 feet to the point of beginning having passed through an iron pin (found) at 1602.66 feet, containing 47.779 Acres more or less.

The bearings within this description are based on a survey adjacent to Section Five recorded in Muskingum County Deed Records Volume 1006, Page 198. Iron pins (set) are 5/8 inch rebar with plastic identification caps (P.C. Forshey 6999).

This description was written by P.C. Forshey RLS #6999 from an actual survey completed in August, 1990 and is intended to be used for the legal transfer of the property described and does not intend to show all or any easements of record nor encroachments unless otherwise indicated.

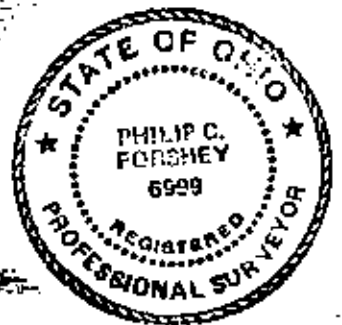
Auditor's Parcel No. 62-62-82-01-03

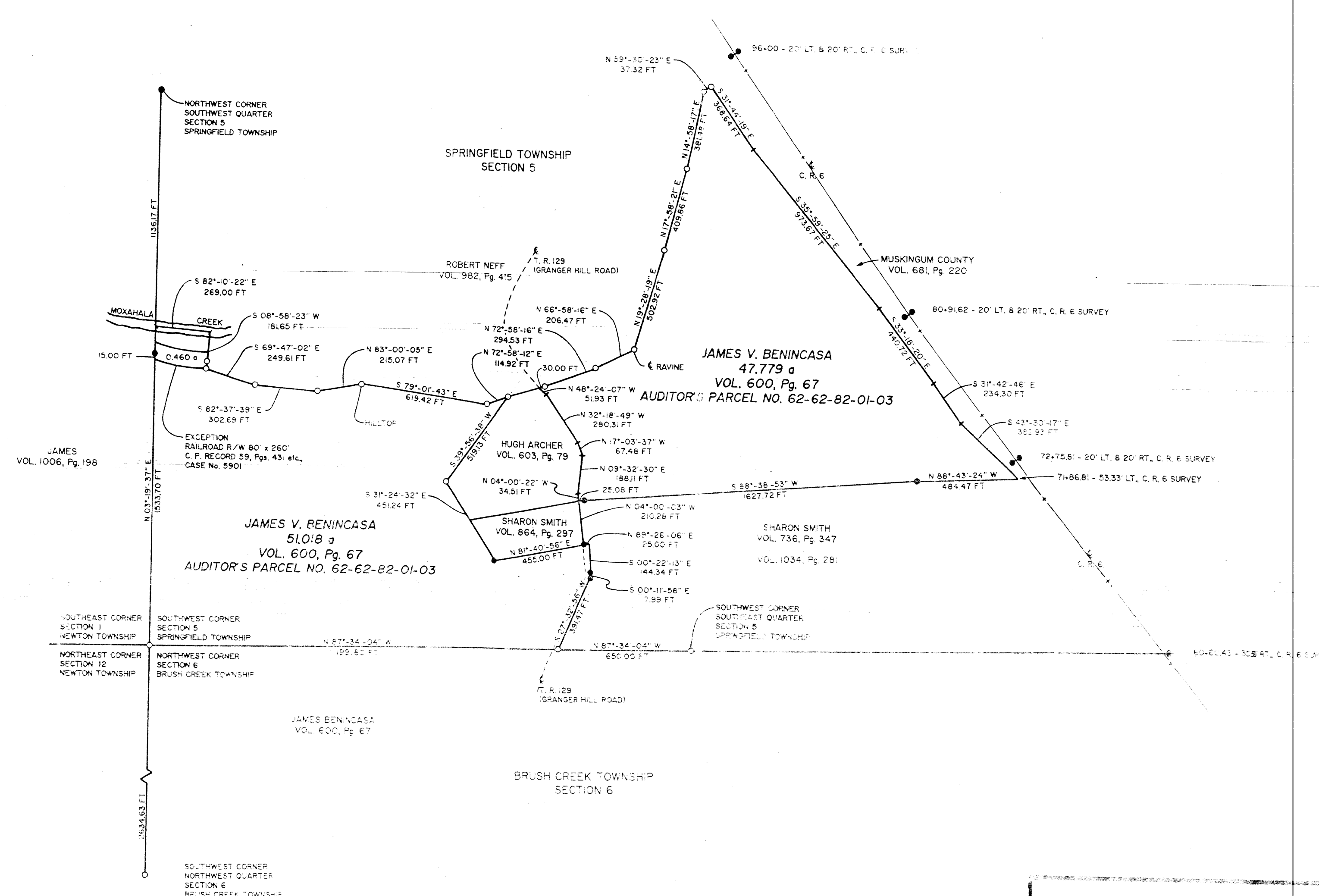
**OFFICE COPY
NOT RECORDABLE**
Philip C. Forshey
Philip C. Forshey
RLS # 6999

10/15/90
Date

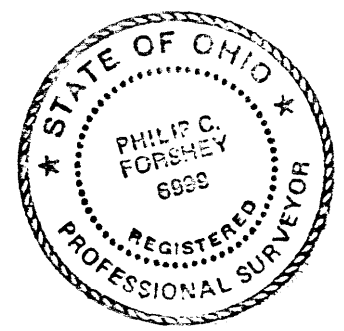
DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. L. Hambl
10-24-90





DEEDS OF REFERENCE	
VOLUME	PAGE
600	67
1006	198
681	220
1034	281
63	110
227	588
692	86
1025	163
615	21
658	213
652	27
982	415
541	841
501	348
62	473
253	51
58	305
864	297
603	79
91	198
59	434
193	144
736	347
MUSKINGUM COUNTY	
COMMON PLEAS	
COURT RECORD NO. 59,	
PAGES 431 ETC.,	
CASE NO. 5901	
P. B. 14, PG. 38 & 39	



SURVEY FOR: JAMES BENINCASA
LOCATION:
MUSKINGUM COUNTY, SPRINGFIELD TOWNSHIP,
SECTION 5, RANGE 13, TWP. 11
SCALE: 1" = 400'
DATE: SEPTEMBER 1990
LEGEND:
● I. P. FOUND
○ I. P. SET 5/8" REAR
+ ANGLE POINT
BASIS OF BEARING: ADJOINING DEED VOL. 1006, PG 198
DRAWN BY: P. C. FORSHEY RLS 6999
OFFICE COPY FOR PHILIP C. FORSHEY
DATE 10/15/90