



Linn Engineering, Inc.

Civil Engineering Consultants

740-452-7434 • 1-800-991-7434

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

JAMES E. & JOAN J. SIMS

DEED RECORD 1077-271

110.96 AC.

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

Being a part of Lot 19, Quarter Township 4, Township 1, Range 5 and being all of the lands now owned by James E. and Joan J. Sims as the same is described in Muskingum County Deed Book 1077, Page 271 and more particularly described as follows:

Beginning at an iron pin found (Spilker S-5862) on the southeast corner of Lot 19; thence along the south line of said Lot 19, said line being the south line of lands now owned by James E. and Joan J. Sims (DR 1077-271) and the north line of lands now owned by Kenneth E. and Betty Lou Lepage (DR 739-344), North 87 degrees 39 minutes 04 seconds West 2645.73 feet to an iron pin found (5/8" no cap), said iron pin found being the southwest corner of said Lot 19, also being the southeast corner of the lands now owned by Mark D. and Tanya L. Blatt (OR 2080-588) and the southwest corner of said Sims lands; thence along the west line of said Lot 19 and the west line of said Sims lands the following three courses:

- 1) North 02 degrees 24 minutes 40 seconds East 660.00 feet to an iron pin found (Harkness S-6885);
- 2) North 02 degrees 24 minutes 40 seconds East 587.46 feet to an iron pin found (Harkness S-6885);
- 3) North 02 degrees 24 minutes 40 seconds East 1062.54 feet to an iron pin set on the northwest corner of said Sims lands, said iron pin set is referenced by an iron pin found (England S-7452) bearing North 67 degrees 32 minutes 07 seconds East 16.45 feet and a wood corner post found, being the Northwest corner of said Lot 19 and bearing North 02 degrees 24 minutes 40 seconds East 395.61 feet;

thence along said Sims north line, also being the south line of the lands now owned by Ronald D. Parks (OR 2334-733) the following 2 courses:

- 1) South 50 degrees 21 minutes 25 seconds East 844.80 feet to an iron pin set;
- 2) South 87 degrees 11 minutes 03 seconds East 1985.75 to an iron pin set on the east line of said Lot 19, said iron pin set is referenced by an iron pin found (England S-7452) on the northeast corner of said Lot 19 bearing North 02 degrees 48 minutes 57 seconds East 937.75 feet;

thence along said east line of Lot 19 and along the west line of the lands now owned by Ronald D. Parks (DR 1008-555) South 02 degrees 48 minutes 57 seconds West 1782.00 feet to the place of beginning, passing the centerline of Sims Lane (T-630) at 739.08 feet; containing 113.06 acres more or less, subject to all legal road right of ways and applicable easements, written or implied.

EXCEPTING from the above described tract, 2.10 acres, more or less and being more particularly described as follows:

Being a part of Lot 19, Quarter Township 4, Township 1, Range 5 and being all of the lands now owned by David S. and Cindy D. Basham as the same is described in Muskingum County Deed Book 1107, Page 505 and more particularly described as follows:

Beginning for reference at an iron pin found (Spilker S-5862) on the southeast corner of Lot 19, thence with the east line of said Lot 19 also being the west line of the lands now owned by Ronald D. Parks (DR 1008-555) and the east line of the lands now owned by James E. and Joan J. Sims (DR 1077-271) North 02 degrees 48 minutes 57 seconds East 1042.92 feet to a point in the centerline of Sims Lane (T-630);

thence with the centerline of said Sims Lane, North 78 degrees 22 minutes 09 seconds West 290.81 feet to a point and the principal place of beginning;

thence continuing with said centerline the following two courses:

- 1) North 77 degrees 34 minutes 55 seconds West 221.28 feet to a point;
- 2) North 74 degrees 45 minutes 28 seconds West 146.96 feet to a point, said point being the Southwest corner of the lands now owned by David S. and Cindy D. Basham (DR 1107-505);

thence leaving said centerline and going along the west line of said David S. and Cindy D. Basham's lands North 09 degrees 53 minutes 28 seconds East 294.88 to an iron pin set on the northwest corner of said Basham's lands, passing an iron pin found (Findley S-7222) at 18.10 feet;

thence North 74 degrees 21 minutes 52 seconds East 163.34 feet to an iron pin set on the Northeast corner of said Basham's lands;

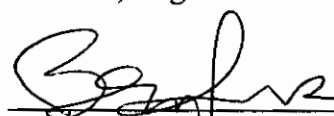
thence South 19 degrees 36 minutes 54 seconds East 446.66 feet to the place of beginning, passing an iron pin set at 426.66 feet;

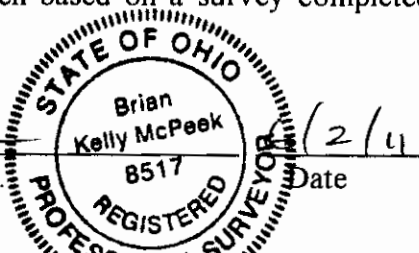
containing 2.10 acres more or less, subject to all legal road right of ways and applicable easements, written or implied.

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

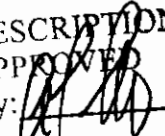
Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 per GPS observations made on May 19, 2011.

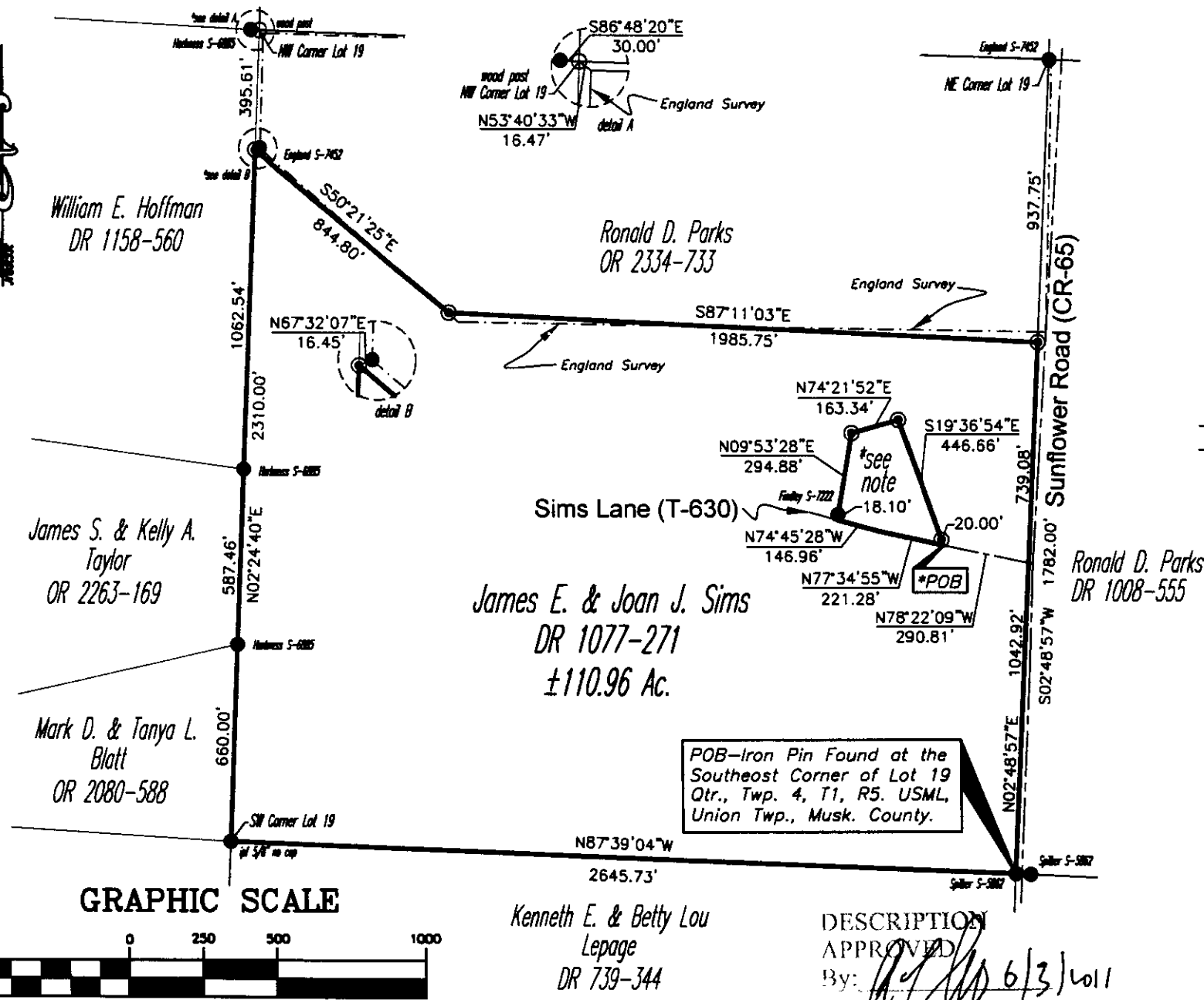
This description is written based on a survey completed May 19, 2011 by Brian Kelly McPeck, Reg. No. 8517.


Brian Kelly McPeck, P.S.
Reg. No. 8517

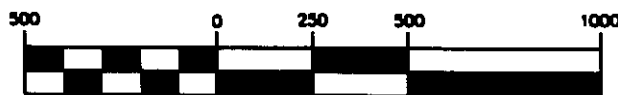


Parcel No.: All of: 66-90-04-13-000 (pt) 10.96 ac.)

DESCRIPTION
APPROVED
By:  6/3/2011



GRAPHIC SCALE



(IN FEET)
1 inch = 500 ft.

DESCRIPTION
APPROVED

By: *[Signature]* 6/3/2011

SITUATED IN

The State of Ohio, County of Muskingum
Township of Union, and being a part
of Lot 19, 4th Qtr Twp., T1, R5, USML.

BASIS OF BEARING

Bearings are based on the Ohio State Plane
Coordinate System, South Zone, NAD83 per
GPS Observation on 05/19/11.

LEGEND

- ⊙ Iron Pin Set, 5/8" rebar
- Iron Pin Found
- ⊕ Wood Corner Past
- England (S-7452) Survey
- Centerline of Road
- ☐ *POB POB-Far Exception

REFERENCES

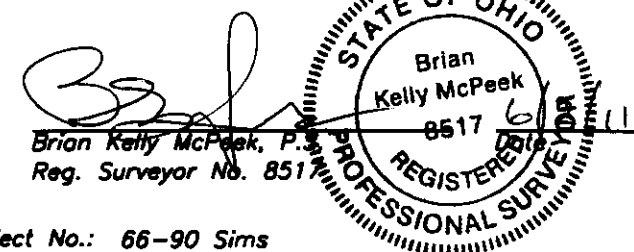
DR 1077-271
DR 739-344
DR 1008-555
DR 1158-560
OR 2334-733
OR 2080-588
OR 2263-169

*NOTE

Exception—
David S. & Cindy D. Bashom, DR 1107-505

PARCEL NO.

All of: 66-90-04-15-000(±1.101811000)



Project No.: 66-90 Sims



Linn Engineering, Inc. 740-452-7434
Civil Engineering Consultants
P.O. Box 2086 Zanesville, Ohio 43702-2086