

4.941 Acre Parcel

COPY
Situated in the State of Ohio, County of Muskingum,
Township of Washington:

Being a part of the northwest quarter of fractional Section twelve (12), in Township one north (1N), Range seven west (7W) of the United States Military District and part of the property now owned by PDH Farms, Inc. (aka Sands Farms, Inc.) as recorded in deed book 548, page 676 (fourth tract) of the Muskingum County deed records and being more particularly described as follows:

Commencing for reference at an existing iron pin (1 1/2 inch iron pipe), said iron pin being 829.0 feet east (by deed) of the southwest corner of said northwest quarter of fractional Section 12, and also being 169.0 feet east (by deed) of the southwest corner of said (fourth tract) that lies south of the Baltimore and Ohio Railroad;
thence South 86 degrees 51 minutes 30 seconds East a distance of 643.67 feet to an iron pin (set) and being the point of beginning for the following described parcel;

thence North 03 degrees 10 minutes 00 seconds East a distance of 549.28 feet to an iron pin (set) on the southerly right of way line of the Baltimore and Ohio Railroad;

thence, along said right of way line, South 86 degrees 55 minutes 45 seconds East a distance of 389.11 feet to an iron pin (set);

thence, along the east line of said (fourth tract), the west lines of David W. and Ruth Ann Roberts as recorded in deed book 683, page 160 and Joel S. and Joyce Hardbarger as recorded in deed book 713, page 248, South 02 degrees 38 minutes 00 seconds West a distance of 549.78 feet to an iron pin (set), passing an existing iron pin (3/4 inch iron pipe) being the northwest corner of said Hardbarger's tract, at 295.68 feet;

thence North 86 degrees 51 minutes 30 seconds West a distance of 394.23 feet to the point of beginning and containing four and nine hundred forty one thousandths (4.941) acres more or less.

Also the right of ingress and egress along the following described right of way (existing lane);

Commencing for reference at the southwest corner of the above described 4.941 acre parcel, marked by an iron pin (set); thence South 86 degrees 51 minutes 30 seconds East a distance of 99.23 feet, along the south line of said parcel, to a point in the centerline of said right of way (existing lane) and the point of beginning of the following described centerline;

D. & T. HOWARD
1007 - 580

5/8" REBAR

1-4 B. & O. RAILROAD TRACKS

BASIS OF BEARINGS:
"ASTRONOMIC NORTH"

SCALE: 1"=100'

0 50 100 200

STEPHANIE A. BOHN
1051 - 211

S.W. COR.
N.W. QTR.
SEC 12

EXISTING
50' RIGHT OF WAY
1051-211

(DEED)
EAST

—

1/2" IRON PIPE

W. E. B. JERLES
1086 - 399

EXISTING
20' BASEMENT
1007-587

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

EX-228
3-12-98

S 86°51'30"E 394.23'

EXISTING 20' RIGHT OF WAY
548-677

D. HUEY
104-3-532

M. WHITE, TRUSTEE
1089-222

- (A) = S 86° 51' 30" E, 99.23
(B) = S 74° 16' + 3" E, 35.44'
(C) = S 60° 29' 33" E, 24.93'
(D) = S 54° 54' 35" E, 34.53'
(E) = S 48° 21' 05" E, 39.11'
(F) = S 35° 51' 35" E, +0.65'
(G) = S 28° 25' 40" E, 189.95'

- X— EXISTING FENCE LINE
○ EXISTING IRON PIN
● IRON PIN SET (5/8" x 30"
REBAR W/ ID. CAP.)

REFERENCES

VOL. 54B PG 675	VOL. 1007 PG 579
VOL. 683 PG 160	VOL. 713 PG 248
VOL. 1043 PG 532	VOL. 1089 PG 222
VOL. 1086 PG 399	VOL. 1051 PG 211
MUS. CO. TAX MAP	B&O. R.R. RIGHT OF WAY
	\$ TRACK MAP V 125.1, SHEET 38

BEING A PART OF THE NORTHWEST
QUARTER OF SECTION 12 IN TOWNSHIP
1 NORTH, RANGE 7 WEST OF THE UNITED
STATES MILITARY DISTRICT, WASHINGTON
TOWNSHIP, MUSKOGUM COUNTY, OKLA.

I HEREBY CERTIFY THAT THE TRUE AND CORRECT OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAINLY AND SIMPLY TO BE CORRECT AS PREPARED AND FILED ON 8TH DAY OF JUNE, 1995

REVISED: 2-26-98

OFFICE OF MY KNOWLEDGE AND
ABLE TO BE CORRECT
JUNE, 1995.
John C. Gilchrist
JOHN C. GILCHRIST, JR. 764A