

Revised December 14, 2012

10.219 ACRE TRACT

Situated in the State of Ohio, County of Muskingum, Village of Dresden, and being a part of the First Quarter, Township 3 North, Range 8 West of the United States Military Lands, being a part of Lot 5 of George Adams Subdivision as recorded in Plat Book 2, Page 6, and being part of a 11.107 acre tract as conveyed to Buckeye Community Twenty One, LP as recorded in D.B. 2418, Pg. 362, recorded in the Muskingum County Recorder's Office, Muskingum County Ohio:

Beginning, for Reference, at a spike found marking the southeast corner of Lot 5 of the George Adams Subdivision of record in Plat Book 2, page 6 of said Recorder's Records, and being the centerline intersection of Dresden Road – County Road 706 (50' wide) and Bottom Road – County Road 57 (40' wide); thence North $87^{\circ}29'55''$ West, 392.25 feet on the southerly line of said Lot 5 and the south line of a 1.05 acre tract as conveyed to James Wilbur (DR. 756-108) passing a found axle at 260.03 feet in the southwest corner of Wilbur's land, the south line of a 6.836 acre tract as conveyed to Madison Cass, LLC as recorded in D.V. 1807, Pg. 729 to a Mag Nail set in the centerline of the Bottom Road pavement, said Mag Nail being the northwest corner of a 0.033 acre tract as conveyed to Madison Cass LLC as recorded in DR 2355, Pg. 290, said Mag Nail being the southeast corner of a 0.154 acre tract (deed) as conveyed to Michael K. & Kimberlin M. Kullman as recorded in DR 1807, Pg. 702;

thence on a curve to the right with a Delta of $9^{\circ}24'41''$, a Radius of 182.15 feet, an Arc distance of 29.92 feet and a Chord bearing North $44^{\circ}19'09''$ West, 29.89 feet, being the north line of said 0.154 acre tract, the south line of said 6.836 acre tract, to a Mag Nail set;

thence following the Bottom Road pavement centerline, along the south line of said 6.836 acre tract, being the north line of said 0.154 acre tract and the north line of a 0.16 acre tract as conveyed to Keith & Lori Cody as recorded in DR 1858, Pg. 185, North $39^{\circ}37'09''$ West 70.12 feet to a Mag Nail set, North $36^{\circ}28'59''$ West 98.18 feet, to a Mag Nail set, and North $37^{\circ}32'40''$ West 14.40 feet to a Mag Nail set, said Mag Nail being the southeast corner of said 11.107 acre tract, said Mag Nail being the True Point of Beginning of the herein described 10.219 acre tract:

thence North $37^{\circ}32'40''$ West, 71.35 feet, along the south line of said 11.107 acre tract, being the north line of said 0.16 acre tract and the north line of a 1.78 acre tract as conveyed to Judy K. Swope as recorded in DR 1084, Pg. 123, to a Mag Nail set;

Description of 10.219 acre tract continued

thence North $38^{\circ}54'40''$ West, 209.55 feet, along the centerline of said Bottom Rd. being the south line of said 11.107 acre tract, being the north line of said 1.78 acre tract, to a Mag Nail set in the west line of the Ohio Rail Development Commission tract as recorded in DR 2397, Pg. 658;

thence North $12^{\circ}25'31''$ East, 790.56 feet along the said west line of said Ohio Rail Development Commission tract, crossing said 11.107 acre tract, to an iron pin set;

thence South $72^{\circ}30'00''$ East, 858.40 feet, passing an iron pin at 333.01 feet and 828.40 feet, along the north line of said 11.107 acre tract, being the south line of a tract of land as conveyed to Christa J. Wilcox & Karen S. Arnold as recorded in D.V. 2131, Pg. 764, also being the north line of said Lot 5, being the south line of Lot 4 of said George Adams Subdivision, to a Mag Nail set in the centerline of Dresden Road;

thence South $17^{\circ}30'24''$ West, 148.49 feet to a Mag Nail set in the centerline of said Dresden Road;

thence along a southerly line of said 11.107 acre tract, being the north line of said 6.836 acre tract, the following seven (7) courses and distances:

North $72^{\circ}29'35''$ West, 30.00 feet to an iron pin set;

with a curve to the left, Delta $90^{\circ}00'00''$, Radius 20.00 feet, Arc 31.42 feet, Chord North $27^{\circ}29'35''$ West, 28.28 feet to an iron pin set;

North $72^{\circ}29'35''$ West, 34.53 feet to an iron pin set;

with a curve to the left, Delta $16^{\circ}43'13''$, Radius 320.00 feet, Arc 93.38 feet, Chord North $80^{\circ}51'12''$ West, 93.05 feet to an iron pin set;

North $89^{\circ}12'48''$ West, 24.16 feet to an iron pin set;

with a curve to the right, Delta $16^{\circ}42'48''$, Radius 380.00 feet, Arc 110.85 feet, Chord North $80^{\circ}51'24''$ West, 110.45 feet to an iron pin set;

North $72^{\circ}30'00''$ West, 17.68 feet to a point;

Thence South $12^{\circ}25'31''$ West, 375.53 feet, along the east line of said 11.107 acre tract, to an iron pin set;

North $77^{\circ}34'29''$ West, 105.80 feet, along a south line of said 11.107 acre tract, to an iron pin set;

Description of 10.219 acre tract continued

Thence along the east line of said 11.107 acre tract the following four (4) courses and distances:

with a curve to the right, Delta $34^{\circ}58'33''$, Radius 385.00 feet, Arc 235.02 feet, Chord South $33^{\circ}36'03''$ West, 231.39 feet to a point;

South $51^{\circ}05'20''$ West, 155.67 feet crossing into said 0.882 acre tract, to an iron pin set;

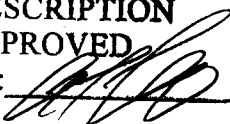
thence crossing said 0.882 acre tract, with a curve to the left, Delta $88^{\circ}38'00''$, Radius 20.00 feet, Arc 30.94 feet, Chord South $06^{\circ}46'20''$ West, 27.94 feet to an iron pin set;

thence South $52^{\circ}27'20''$ West, 20.00 feet to the True Point of Beginning containing 445161 square feet or 10.219 acres, more or less, subject to all easements, conditions, restrictions, covenants, and provisions of record.

Bearings are based on the South line of Lot 5 being North $87^{\circ}29'55''$ West. All iron pins set are 5/8" rebar, 30" long with yellow plastic cap stamped "J & J Surveying". All references to documents are recorded in the Muskingum County Recorder's Office. This description is based on an actual field survey performed by J & J Surveying under the direction of John W. Wetherill in November 2011.

Auditor's Parcel Number Acreage breakdown of the above referenced tracts:
Parcel Number 10-08-71-27-002, 10.219 acres out of an 11.107 acre tract.

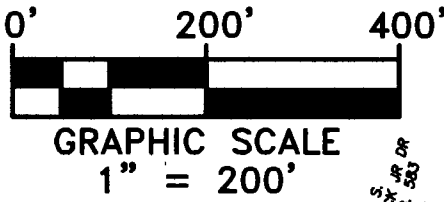

OFFICE COPY
John W. Wetherill, P.S. 7811 Date
NOT RECORDABLE

DESCRIPTION
APPROVED
By:  12/18/2012



SURVEY OF 10.219 ACRES IN MUSKINGUM COUNTY, OHIO

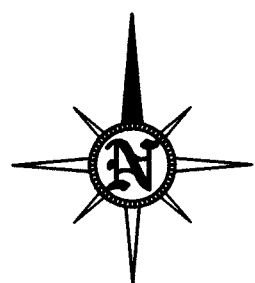
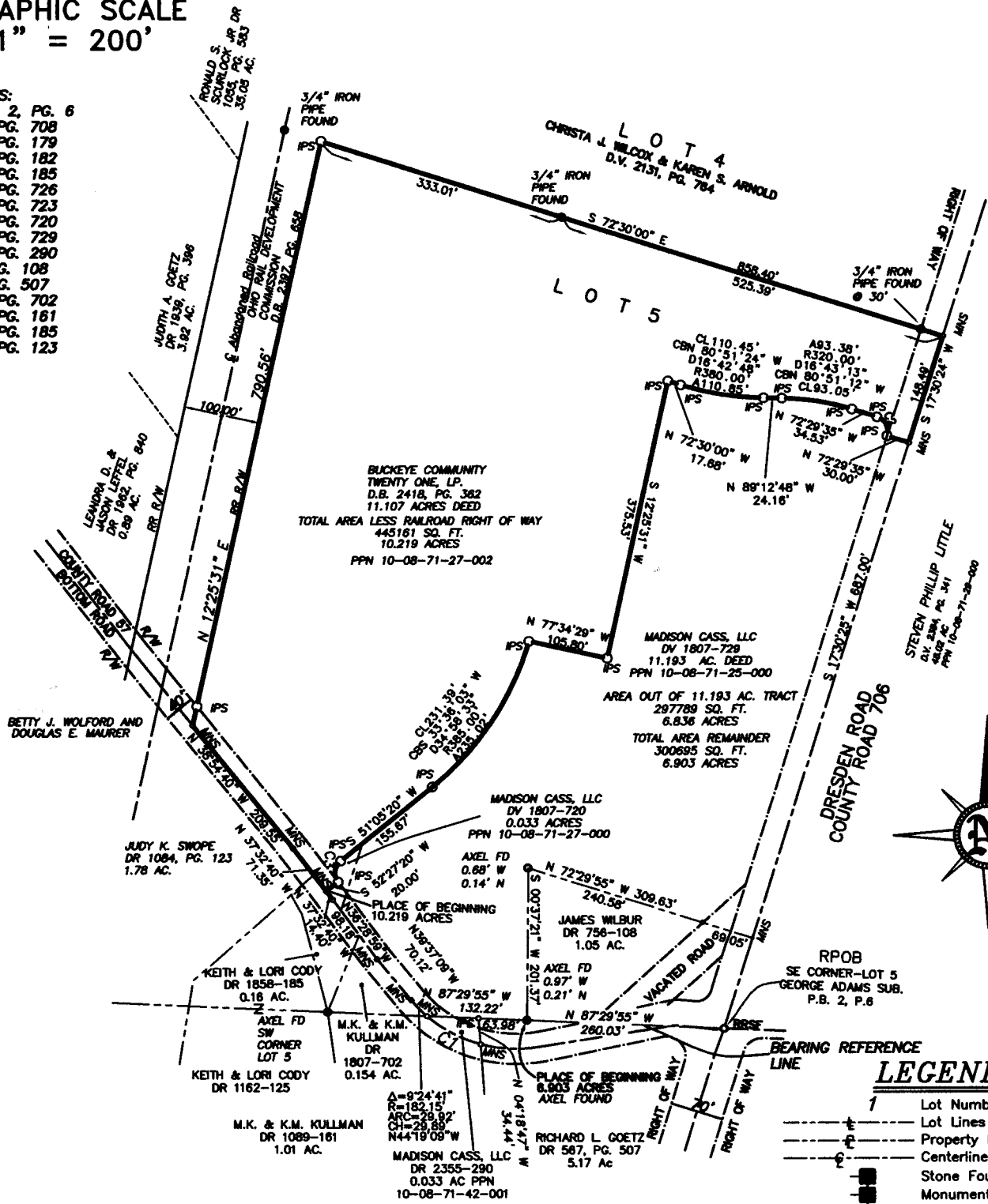
Situated in the State of Ohio, County of Muskingum, Village of Dresden and being in the First Quarter of Township 3, Range 8, United States Military Lands and being a part of Lot 5 of George Adams Subdivision as recorded in Plat Book 2, Page 6, Muskingum County Recorder's Office.



BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 5 OF GEORGE ADAMS SUBDIVISION AS BEING NORTH 87°29'55" WEST.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	182.15'	81.05'	80.36'	N 61°46'17" W	25°29'36"
C2	20.00'	31.42'	28.28'	N 27°29'35" W	90°00'00"
C3	20.00'	30.94'	27.94'	S 06°46'20" W	88°38'00"

- REFERENCES:
PLAT BOOK 2, PG. 6
DR 1807, PG. 708
DR 1817, PG. 179
DR 1817, PG. 182
DR 1817, PG. 185
DR 1807, PG. 726
DR 1807, PG. 723
DR 1807, PG. 720
DR 1807, PG. 729
DR 2355, PG. 290
DR 756, PG. 108
DR 567, PG. 507
DR 1807, PG. 702
DR 1809, PG. 161
DR 1858, PG. 185
DR 1084, PG. 123



- LEGEND**
- 1 Lot Numbers
 - - - Lot Lines
 - - - Property Lines
 - - - Centerline
 - Stone Found
 - Monument Box
 - Iron Pin Set
 - Iron Pin Found
 - △ MAG Nail Set
 - ▲ Railroad Spike Found
 - DV Deed Volume
 - OR Official Record
 - IN Instrument Number
 - IPF Iron Pin Found
 - IPF Iron Pipe Found
 - RRSF Railroad Spike Found
 - MNS MAG Nail Set
 - DHS Drill Hole Set

DESCRIPTION APPROVED
By: *[Signature]* 12/28/2012

THIS DRAWING WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE BY J & J SURVEYING SERVICES ON 11/15/2011, AND REPRESENTS THE PREMISES SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE.

JOHN W. WETHERILL REG. SURV. 7811 DATE 12/20/12

NOT RECORDABLE

IRON PINS SET ARE 5/8" REBAR, 30" LONG, WITH YELLOW PLASTIC CAP STAMPED "J & J SURVEYING".

11-24 split

SURVEY OF 10.219 ACRES IN MUSKINGUM COUNTY, OHIO

Situated in the State of Ohio, County of Muskingum, Village of Dresden and being in the First Quarter of Township 3, Range 8, United States Military Lands and being a part of Lot 5 of George Adams Subdivision as recorded in Plat Book 2, Page 6, Muskingum County Recorder's Office.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	182.15'	81.05'	80.38'	N 61°46'17" W	25°29'36"
C2	20.00'	31.42'	28.28'	N 27°29'35" W	90°00'00"
C3	20.00'	30.84'	27.84'	S 06°48'20" W	88°38'00"

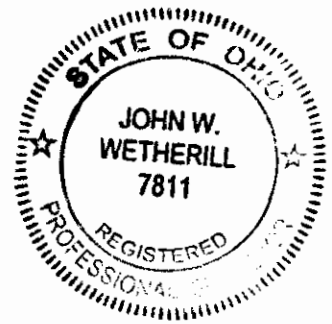
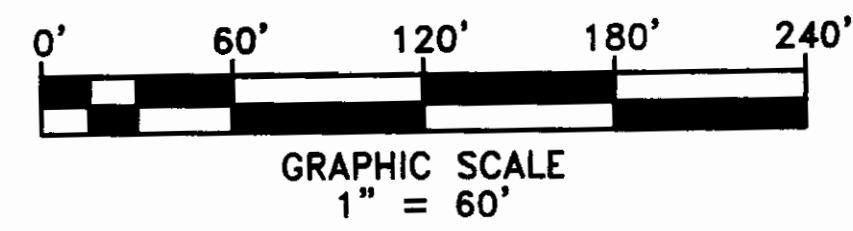
NOTES:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF THE 16.84 ACRE TRACT BEING SOUTH 72° 30' 00" EAST AS SHOWN IN DEED REFERENCE 1152, PG. 993.

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, THE OHIO UTILITY PROTECTION SERVICE SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.



THIS DRAWING WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE BY J & J SURVEYING SERVICES ON 11/15/2011, AND REPRESENTS THE PREMISES SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE.

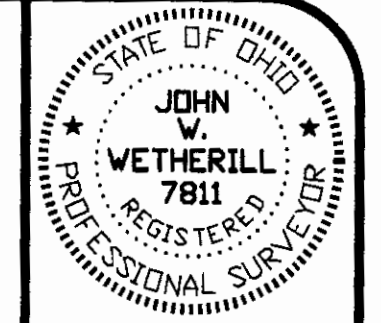
NO RECORDABLE
 REG. SURV. 7811
 DATE 12/20/12

2 WORKING DAYS BEFORE YOU DIG
 CALL TOLL FREE 800-362-2764
 OHIO UTILITIES PROTECTION SERVICE



LEGEND

- 7 Lot Numbers
 - Lot Lines
 - Property Lines
 - Centerline
 - SAN Sanitary Sewer
 - STM Storm Sewer
 - W Water Main
 - G Gas Main
 - UG Underground Lines
 - OH Overhead Lines
 - E Electric Lines
 - T Telephone Lines
 - C Cable TV Lines
 - A All Overhead Utilities
 - Ditch Line
 - Edge of Pavement
 - SAN Sanitary
 - STM Storm
 - MHO Man Hole
 - SI Storm Inlet
 - CI Curb Inlet
 - CB Catch Basin
 - P Pipe
 - CO Clean Out
 - DSO Downspout Drain
 - FH Fire Hydrant
 - VB Valve Box
 - GM Gas Meter
 - GV Gas Valve
 - WM Water Meter
 - WV Water Valve
 - EM Electric Meter
 - UP Utility Pole
 - GW Guy Wire
 - PN Pole Numbers
 - LM Light Pole
 - YF Yard or Flood Light
 - TE Telephone Closure
 - EC Electric Closure
 - CC Cable Television Closure
 - B Ballast
 - MB Mail Box
 - H Handicap
 - F Fence
 - S Sign
 - CONC Concrete
 - ASPH Asphalt
 - ET Evergreen Tree
 - DT Deciduous Tree
 - SF Stone Found
 - MB Monument Box
 - IP Iron Pin Set
 - IPF Iron Pin Found
 - IPF Iron Pipe Found
 - RRSF Railroad Spike Found
 - MNS MAG Nail Set
 - DHS Drill Hole Set
 - C Centerline Set
 - R/W Right of Way
 - PPN Permanent Parcel Number
- ALL MONUMENTS FOUND ARE NOTED WITH SIZE, CONDITION, AND GRADE. ALL IRON PINS SET ARE 5/8" IN DIAMETER W/ CAP STAMPED 'J & J SURVEYING'



DATE	BY	REVISION
8/15/12	JWW	
12/22/12	JWW	
12/14/12	JWW	

SURVEY OF 10.219 ACRES IN MUSKINGUM COUNTY, OHIO

J. & J. SURVEYING SERVICES, INC.
 6515 E. LIVINGSTON AVENUE
 REYNOLDSBURG, OHIO 43068
 PH# (614) 866-9158
 FAX# (614) 866-9132
 © 2012 J. & J. SURVEYING SERVICES, INC.
 11-24 SPLIT2