

DESCRIPTION OF SURVEY FOR SIDWELL MATERIALS, INC. JOB#943-5

Situated in the State of Ohio, County of Muskingum, Township of Newton:

Being part of Section #17, Township #15, Range #14, of the Congress Lands East of the Scioto River, **being all of the Sidwell Bros. Inc.** property recorded in deed references Deed Book Volume 695, Page 234 and Deed Book Volume 1025, Page 55, of said counties deed records, further known as **Muskingum County Auditor's Parcel Numbers (47-44-01-01-000), (47-44-01-02-000), (47-44-01-04-000), (47-44-01-05-000) and (47-44-01-06-000)**, also **that portion of the Sidwell Bros. Inc.** property described in deed reference Deed Book Volume 580, Page 896, of said counties deed records lying in Section #17, further known as **Muskingum County Auditor's Parcel Number 47-44-01-19-000**, and more particularly described as follows;

Commencing at the Northwest corner of Section #16, also being the common corner for Sections #8, #9 & #17 of said Township and Range; **thence S 02 40 30 W 484.23 feet** along the common line for Sections #16 & #17 to an iron pin (set) on the North line of the Sidwell Bros. Inc. property recorded in deed reference Deed Book Volume 580, Page 896, (formerly known as the Zanesville & Western Railroad), being the place of beginning for the property herein intended to be described, passing an iron pin (set) at 384.23 feet;

- #1- **thence S 02 40 30 W 1833.66 feet** continuing along the common line for Sections #16 & #17 to an iron pin (set) on the North right of way line for the Penn Central Railroad, passing an iron pin (set) at a change in right of way for said Penn Central Railroad at 1751.52 feet;
- #2- **thence S 87 21 40 W 343.24 feet** into Section #17 and along the North line of said Penn Central Railroad to an iron pin (set) at the Southeast corner of the Robert Creeks property recorded in deed reference Deed Book Volume 840, Page 221;
- #3- **thence N 67 17 00 W 293.63 feet** leaving said railroad and along a line of said Creeks property to an iron pin (found);
- #4- **thence S 30 56 00 W 21.54 feet** continuing along a line of said Creeks property to an iron pin (found);
- #5- **thence N 44 32 30 W 962.81 feet** continuing along a line of said Creeks property to an iron pin (set) on the South line of former Zanesville & Western Railroad, passing an iron pin (found) at 944.68 feet;
- #6- **thence with curve #1 to the left** having, a **chord bearing S 48 12 10 W 83.80 feet**, a radius of 1794.79 feet and arc length of 83.81 feet along the South line of said Z & W Railroad to an iron pin (set);
- #7- **thence with curve #2 to the left** having, a **chord bearing S 41 15 40 W 261.49 feet**, a radius of 1339.49 feet and arc length of 261.91 feet continuing along the South line of said Z & W Railroad to an iron pin (set);
- #8- **thence with curve #3 to the left** having, a **chord bearing S 35 03 40 W 37.58 feet**, a radius of 1794.79 feet and arc length of 37.58 feet continuing along the South line of said Z & W Railroad to an iron pin (set) on the common line for said Creeks property and for the Heath White property recorded in deed reference Deed Book Volume 1143, Page 990;
- #9- **thence S 29 44 40 W 366.23 feet** continuing along the South line of said Z & W Railroad to the center of Crock Road (Township Road #265, passing an iron pin (set) at 316.23 feet;
- #10- **thence N 23 43 00 W 37.11 feet** crossing said Z & W Railroad and along the center of Crock Road to an unmarked point;
- #11- **thence N 34 45 20 W 33.11 feet** continuing across said Z & W Railroad and along said Crock Road to the North line of said Z & W Railroad;
- #12- **thence N 29 17 30 E 169.96 feet** leaving said road and along the North line of said Z & W Railroad to an iron pin (set), passing an iron pin (set) at 16.56 feet;
- #13- **thence with curve #4 to the right** having, a **chord bearing N 32 30 40 E 203.25 feet**, a radius of 1849.79 feet and arc length of 203.35 feet continuing along the North line of said Z & W Railroad to an iron pin (set);

- #14- thence with curve #5 to the right having, a chord bearing N 41 15 40 E 272.23 feet, a radius of 1394.49 feet and arc length of 272.66 feet continuing along the North line of said Z & W Railroad to an iron pin (set);
- #15- thence with curve #6 to the right having, a chord bearing N 50 00 50 E 203.25 feet, a radius of 1849.79 feet and arc length of 203.35 feet continuing along the North line of said Z & W Railroad to an iron pin (set);
- #16- thence N 53 09 40 E 242.97 feet continuing along the North line of said Z & W Railroad to an iron pin (set) at the corner of Tract Three, Parcel Two, of said Sidwell Bros, Inc. deed reference Deed Book Volume 695, Page 234;
- #17- thence N 45 30 00 W 61.33 feet leaving said railroad and along a line of said Tract Three, Parcel Two, of said Sidwell Bros, Inc. deed reference Deed Book Volume 695, Page 234 to a point within Jonathan Creek, passing an iron pin (set) at 18.63 feet;
- #18- thence N 52 48 30 E 867.36 feet along Jonathan Creek to the Southwest line of the T Murphy property described in deed reference Deed Book Volume 885, Page 192;
- #19- thence S 35 50 20 E 66.00 feet along said Murphy property to the North line of said Z & W Railroad, from which an iron pin (set) for reference bears S 35 50 20 E 38.77 feet;
- #20- thence N 53 09 40 E 248.54 feet along said Murphy property and North line of said Z & W Railroad to an iron pin (set);
- #21- thence with curve #7 to the right having, a chord bearing N 56 15 40 E 136.56 feet, a radius of 1263.25 feet and arc length of 136.63 feet continuing along said Murphy property and North line of said Z & W Railroad to an iron pin (set);
- #22- thence with curve #8 to the right having, a chord bearing N 63 57 00 E 152.83 feet, a radius of 954.58 feet and arc length of 153.00 feet continuing along said Murphy property and North line of said Z & W Railroad to the place of beginning containing 36.79 acres.

**ACREAGE BREAKDOWN**

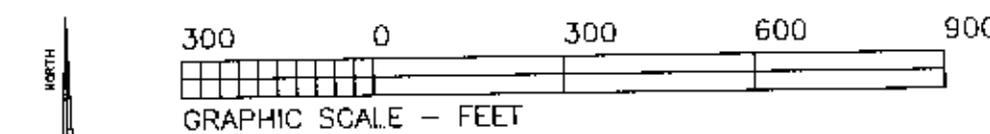
- 21.49 Acres, All of Parcel #47-44-01-01-000
- 0.25 Acres, All of Parcel #47-44-01-02-000
- 3.38 Acres, All of Parcel #47-44-01-04-000
- 1.25 Acres, All of Parcel #47-44-01-05-000
- 7.56 Acres, All of Parcel #47-44-01-06-000
- 2.86 Acres, All of Parcel #47-44-01-19-000

The bearings within the description are based on State Plane Coordinate Grid derived from a Solar Observation (Local Hour Angle Method). Bearings are shown in a format of Degrees, Minutes, and Seconds. Iron pins (set) are 5/8" rebar with identification caps (C.R.Herkness P.L.S. #6885).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on May 27, 1999, in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe all or any easements of record, nor encroachments unless otherwise indicated.

**OFFICE COPY**  
~~NOT RECORDABLE~~  
 Charles R. Harkness P.L.S. #6885

DESCRIPTION APPROVED  
 FOR AUDITOR'S TRANSFER  
 BY *[Signature]*  
 6-15-99



**LEGEND**

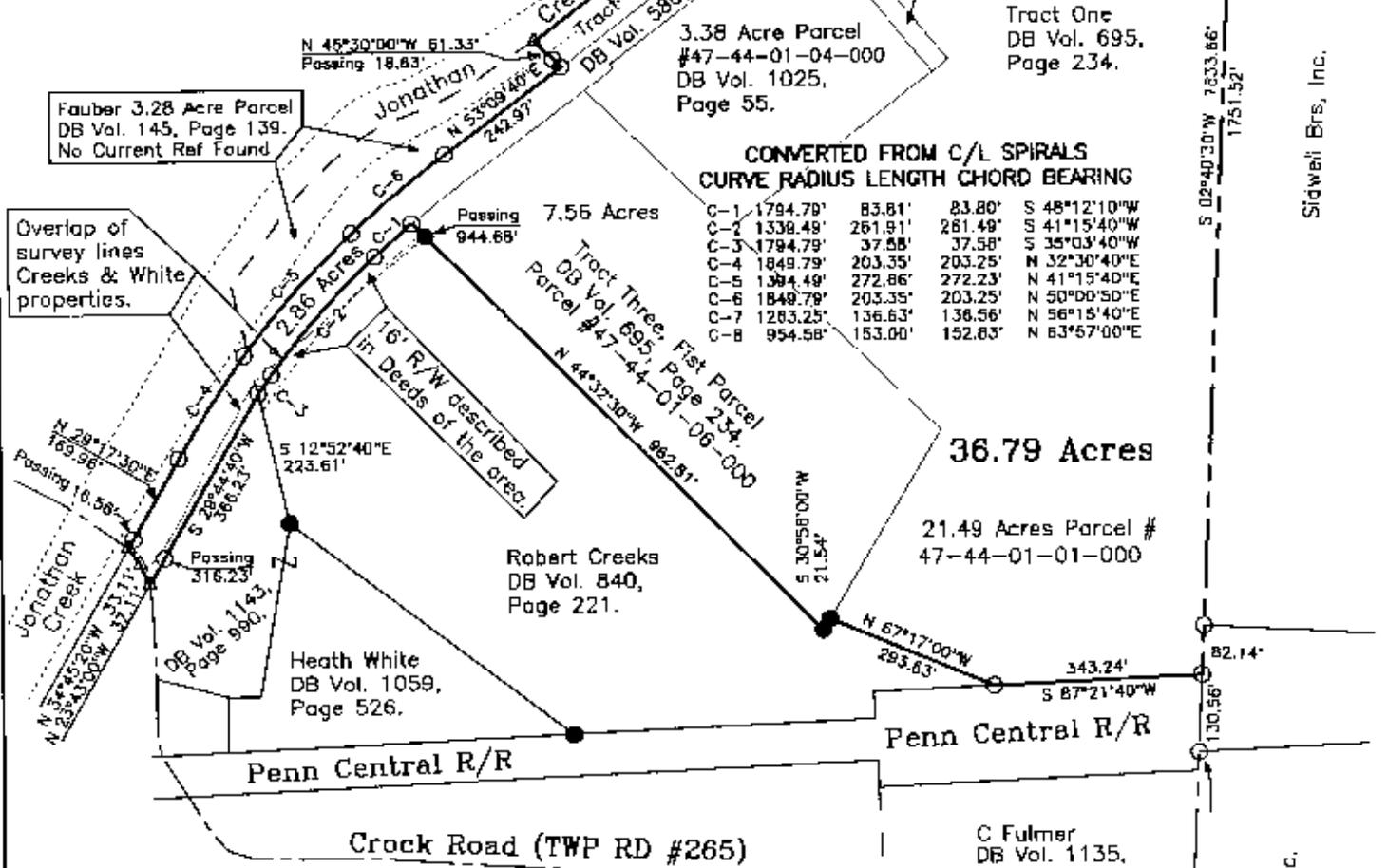
- PIN (SET) 5/8" REBAR CAPPED (C R HARKNESS PLS#8885)
- PIN (FOUND)
- △ POINT (UNMARKED)
- PIPE (FOUND)

The bearings on this plat are based on State Plane Coordinate Grid as derived from a Solar Observation (Local Hour Angle Method).

T Murphy  
DB Vol. 885,  
Page 192.

Situated in the State of Ohio, County of Muskingum, Township of Newton:

Being part of Section #17, Township #15, Range #14, of the Congress Lands East of the Scioto River, being all of the Sidwell Bros. Inc. property recorded in deed references Deed Book Volume 695, Page 234 and Deed Book Volume 1025, Page 55, of said counties deed records, further known as Muskingum County Auditor's Parcel Numbers (47-44-01-01-000), (47-44-01-02-000), (47-44-01-04-000), (47-44-01-05-000), and (47-44-01-06-000), also that portion of the Sidwell Bros. Inc. property described in deed reference Deed Book Volume 580, Page 896, of said counties deed records lying in Section #17, further known as Muskingum County Auditor's Parcel Number 47-44-01-19-000;



**CONVERTED FROM C/L SPIRALS  
CURVE RADIUS LENGTH CHORD BEARING**

Curve	Radius	Length	Chord	Bearing
C-1	1794.79'	83.81'	83.80'	S 48°12'10"W
C-2	1338.49'	261.91'	261.49'	S 41°15'40"W
C-3	1794.79'	37.58'	37.58'	S 35°03'40"W
C-4	1849.79'	203.35'	203.25'	N 32°30'40"E
C-5	1394.49'	272.86'	272.23'	N 41°15'40"E
C-6	1849.79'	203.35'	203.25'	N 50°00'50"E
C-7	1283.25'	136.63'	136.56'	N 56°15'40"E
C-8	954.58'	153.00'	152.83'	N 63°57'00"E

**SURVEYOR'S NOTES & REFERENCES:**  
Muskingum Co. Tax Maps of the area. A USGS 7.5' Topo Quad Maps (Crocksville & Zanesville West). Survey of the Sidwell Materials, Inc. property recorded in DB Volume 1137, Page 70, completed by Charles R. Harkness PLS #6885 on July 17, 1997. Survey of the Carl Sidwell property completed by Steve Waiton PLS #7675 on 6/16/1997. Railroad Val-Maps for the Penn Central Railroad. Railroad Val-Maps for the Zanesville & Western Railroad.

This plat was prepared by C. R. Harkness Surveying & Mapping Inc. in accordance with Chapter 4733-37 of the Administrative Code. This is an actual survey and is intended to be used for the transfer of the property shown and does not intend to show all or any easements of record, or other interests, if any, as indicated.

**OFFICE COPY  
NOT RECORDABLE**

Charles R. Harkness PLS #6885

SURVEY FOR: <b>Sidwell Materials, Inc.</b> Limestone Valley Road, Zanesville, Ohio		HARKNESS SURVEYING & MAPPING, INC. 768 DRYDEN ROAD ZANESVILLE, OHIO 43701 PHONE/FAX (740) 454-6367	
SURVEYED: 5/27/1999	DRAWN: 6/14/1999	JOB: #943	DRAWING: Plat #05
SECTION: #17 TWP: #15 RANGE: #14 TWP: Newton COUNTY: Muskingum OHIO			

Sec #8 Sec #9  
Sec #17 Sec #16  
Jonathan Creek  
Sidwell Bros, Inc.  
Sidwell Bros, Inc.  
M Tewksbury DB Vol. 527, Page 865.