

DESCRIPTION OF SURVEY FOR MAYSVILLE MATERIALS, INC. JOB#3027

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

Being part of the Northeast Quarter, Section 2, Township 15, Range 14, of the Congress Lands East of the Scioto River, further **being part of the Sidwell Materials, Inc. property recorded in Official Record Volume 3027, Page 267** of said county's deed records, further **being part of Muskingum County Auditor's Parcel Number 62-72-03-07-015**, and more particularly described as follows;

Commencing at a stone (found) at the center of Section 2;

- TIE-1 THENCE South 86 degrees 18 minutes 53 seconds East 1372.67 feet** along the common line for the Northeast and Southeast Quarters of Section 2 to the unmarked common corner for the Ohio Network For Innovation, Inc property recorded in Official Record Volume 3087, Page 950 and the Bedrock Zanes Propco, LLC property recorded in Official Record Volume 3322, Page 77;
- TIE-2 THENCE North 16 degrees 44 minutes 56 seconds West 386.76 feet** into the Northeast Quarter of Section 2 and along the common line for said Ohio Network and Bedrock properties to an iron pin (found capped 6512 Bosehart) at a corner of the Sidwell Materials, Inc. property recorded in Official Record Volume 3028, Page 4, passing the centerline of Greenhouse Road at 13.2 feet and an iron pin (found 5/8 inch rebar) at 32.15 feet;
- TIE-3 THENCE South 85 degrees 56 minutes 14 seconds East 219.30 feet** along a common line for said Sidwell and Bedrock properties to an iron pin (found 5/8 inch rebar) at a corner of said Sidwell Materials, Inc property recorded in Official Record Volume 3027, Page 267;
- TIE-4 THENCE North 10 degrees 00 minutes 41 seconds West 469.69 feet** along the common line for said Sidwell Materials, Inc. properties to an unmarked point on the South line of for the right of way of Maysville Pike (US Route 22);
- TIE-5 THENCE North 73 degrees 00 minutes 05 seconds East 25.18 feet** along said US Route 22 right of way and Sidwell Materials, Inc. property to an iron pin (set) at the place of beginning for the property herein intended to be described;
- #1- THENCE North 73 degrees 00 minutes 05 seconds East 263.22 feet** continuing along said right of way and property to an iron pin (capped 7135 Bowman) at a corner of the Jengh Real Estate Investments, LLC property recorded in Official Record Volume 1834, Page 147;
- #2- THENCE South 22 degrees 55 minutes 59 seconds East 254.18 feet** leaving said right of way and along said Sidwell Materials, Inc. and Jengh Real Estate Investments, LLC property and along the Z Town Development Company, Ltd property recorded in Deed Book Volume 1137, Page 752, passing an iron pin (found capped 7135 Bowman) at the common corner for said Jengh Real Estate and Z Town Development properties at 189.83 feet;
- #3- THENCE South 76 degrees 54 minutes 18 seconds West 318.56 feet** through said Sidwell Materials, Inc. property to an iron pin (set) on the East line of an easement recorded in Official Record Volume 2102, Page 358;
- #4- THENCE North 10 degrees 00 minutes 41 seconds West 232.86 feet** continuing through said property and along the East line of said easement to the place of beginning, **containing 1.614 acres.**

The bearings and distances within this description are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations. See Plat for META Data. Iron pins (set) are 5/8" rebar 30 inches long with identification cap C R Harkness PS 6885).

This description was written by Charles R. Harkness Professional Surveyor #6885 from an actual survey completed on May 7, 2026 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 any apparent easements nor easements of record, unless otherwise indicated.

OFFICE COPY
Charles R. Harkness
NOT RECORDED
Charles R. Harkness PS #6885



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DESCRIPTION

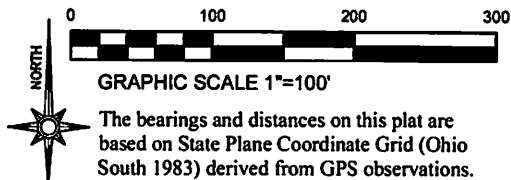
APPROVED

By: *D.M. Barnhart*

5-28-2026

DATE

5/22/26



Situated in the State of Ohio, County of Muskingum, Township of Springfield:
Being part of the Northeast Quarter, Section 2, Township 15, Range 14, of the Congress Lands East of the Scioto River, further being part of the Sidwell Materials, Inc. property recorded in Deed Book Official Record Volume 3027, Page 267 of said county's deed records, further being part of Muskingum County Auditor's Parcel Number 62-72-03-07-015:

SURVEYOR'S NOTES AND REFERENCES:
Muskingum County Tax Maps and OGRIP Orthophotos of the area. All other references are shown or listed.
Note #1- META Data, State Plane Coordinates Ohio South 1983, 2011 Realization 2010.0 Epoch, GEOID18, GRS1980, Grid to Ground Scale Factor for surveyed area - 1.00005663487691.
Note #2- Easements/Covenants/Condition/Restrictions recorded in Official Record Volume 2102, Page 358.

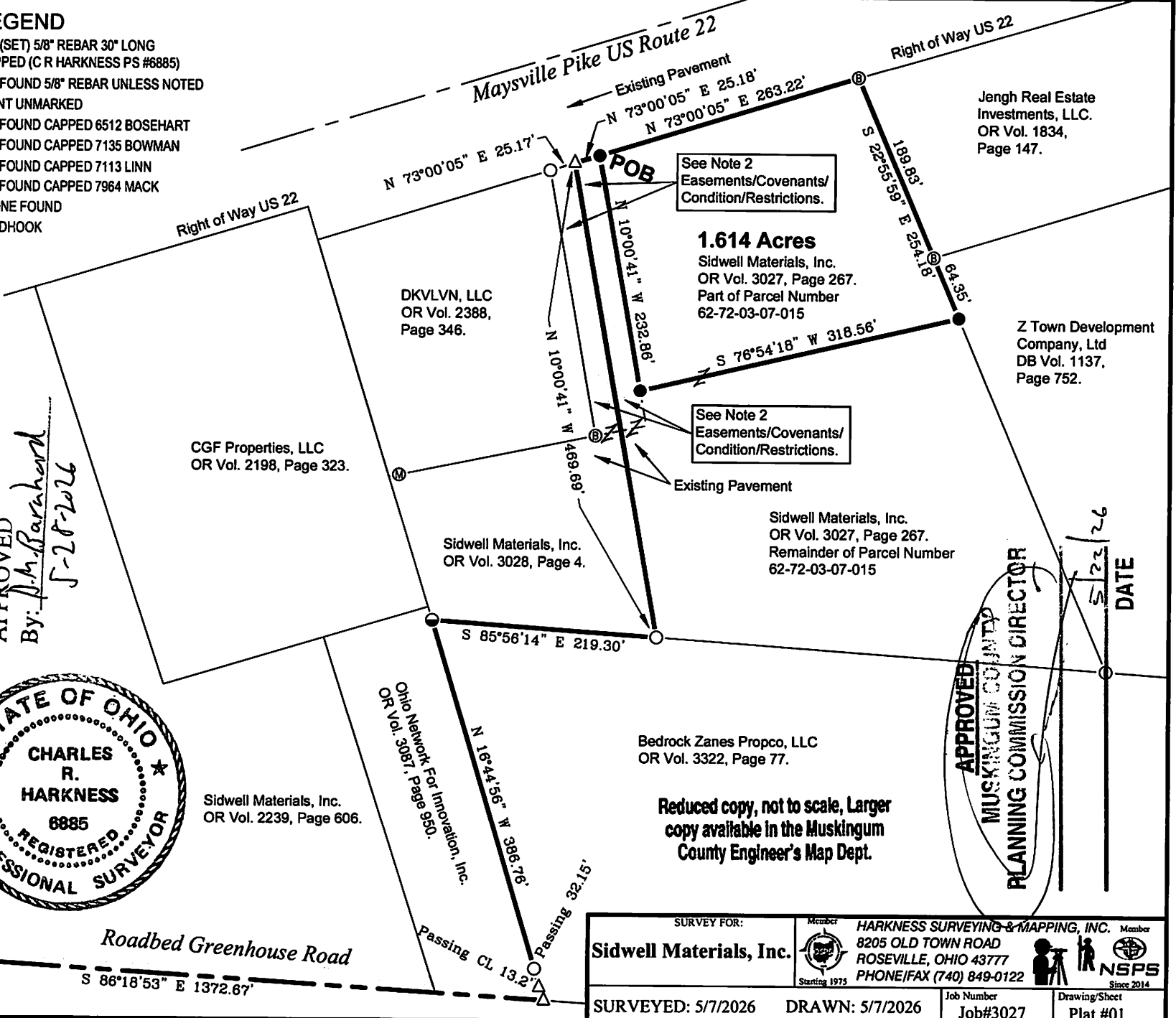
This plat was prepared by C.R. Harkness Surveying & Mapping Inc. in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the parcel surveyed and does not show any apparent easements or encumbrances of record unless otherwise indicated.

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Charles R. Harkness
NOT RECORDABLE

NW Qtr | NE Qtr Sec 2
Sec 2
Commencing
SW Qtr | SE Qtr Sec 2
Sec 2

- LEGEND**
- PIN (SET) 5/8" REBAR 30" LONG CAPPED (C R HARKNESS PS #6885)
 - PIN FOUND 5/8" REBAR UNLESS NOTED
 - △ POINT UNMARKED
 - PIN FOUND CAPPED 6512 BOSEHART
 - ⊙ PIN FOUND CAPPED 7135 BOWMAN
 - ⊙ PIN FOUND CAPPED 7113 LINN
 - ⊙ PIN FOUND CAPPED 7964 MACK
 - STONE FOUND
 - ┘ LANDHOOK

DESCRIPTION
APPROVED
By: *J.M. Barshard*
5-28-2026



SURVEY FOR:		Member	HARKNESS SURVEYING & MAPPING, INC. Member	
Sidwell Materials, Inc.			8205 OLD TOWN ROAD ROSEVILLE, OHIO 43777 PHONE/FAX (740) 849-0122	
SURVEYED: 5/7/2026		Job Number	Drawing/Sheet	
DRAWN: 5/7/2026		Job#3027	Plat #01	