

Neff Investments Ltd. of Ohio, Trucking Complex

Situated in the State of Ohio, County of Muskingum, Township of Springfield, Township of Newton, and the Village of South Zanesville, and being all of Lots numbered 122 through 125, 128 through 158, 207 through 209, and 673, and part of Lots numbered 203 through 206, and 213, and presently owned by Neff Investments Ltd. of Ohio, and being all of the lands described in DR 1122-307, and OR 1541-843, and part of the lands described in DR 1120-352.

Tract One

Being part of the lands presently owned by Neff Investments Ltd. of Ohio, and being in the Village of South Zanesville, Township of Springfield.

Beginning for reference and the principal place of beginning, at a railroad spike set at the northeast corner of Lot number 158, as per the plat of South Zanesville, found in the Muskingum County Records in Plat Book 2, Page 95, and 96.

Thence along the west line of an alley, South 09 degrees 18 minutes 59 seconds West for a distance of 412.84 feet to a point on the southeast corner of Lot 151;

Thence along the extension of the south line of Lot 151, South 80 degrees 40 minutes 53 seconds East for a distance of 6.00 feet to a point in the center of a vacated alley;

Thence along the center of said vacated alley, South 09 degrees 19 minutes 07 seconds West for a distance of 532.00 feet to a point on the north line of Lot 140;

Thence along the north line of said lot, South 80 degrees 40 minutes 53 seconds East for a distance of 6.00 feet to a point on the right of way of the Ohio Central Railroad,(formerly the C. and M. V. Railroad);

Thence along said right of way the following three courses:

- 1.) South 09 degrees 53 minutes 37 seconds West for a distance of 95.73 feet to an iron pin set;
- 2.) North 80 degrees 06 minutes 23 seconds West for a distance of 5.00 feet to an iron pin set;
- 3.) South 10 degrees 12 minutes 43 seconds West for a distance of 257.39 feet to a point in the Shawnee River on the west line of the abandoned Zanesville Terminal Railroad from which an iron pin set bears South 77 degrees 07 minutes 18 seconds West, 0.71 feet;

Thence along said west line the following three courses:

- 1.) North 42 degrees 04 minutes 28 seconds West for a distance of 214.75 feet to an iron pin set;
- 2.) Along a curve to the right having a radius of 859.00 feet and an arc length of 723.39 feet, being subtended by a chord of North 17 degrees 56 minutes 57 seconds West for a distance of 702.20 feet to an iron pin set, passing an iron pin set at an arc length of 350.00 feet;
- 3.) North 06 degrees 10 minutes 33 seconds East for a distance of 325.76 feet to an iron pin set;

Thence leaving said right of way and along the south line of Lot 720, North 89 degrees 49 minutes 18 seconds West for a distance of 16.00 feet to an iron pin set;

Thence through said lot, North 12 degrees 56 minutes 22 seconds East for a distance of 135.11 feet to an iron pin set on the northeast corner of Lot No. 720, and the right of way of said abandoned railroad;

Thence along said right of way, North 06 degrees 10 minutes 33 seconds East for a distance of 309.62 feet to an iron pin set, on the south line of lands presently owned by C. D. Fink and J. A. Brown(OR 1799-949);

Thence along said south line and across said right of way South 83 degrees 49 minutes 27 seconds East for a distance of 80.00 feet to an iron pin set on the west line of Edmunds Avenue;

Thence along said west line and said right of way, South 06 degrees 10 minutes 34 seconds West for a distance of 276.14 feet to an iron pin set in the centerline of vacated Fair Street;

Thence along said centerline South 89 degrees 47 minutes 00 seconds East for a distance of 107.91 feet to an iron pin set on the west line of an alley extension and the west line of non-vacated Fair Street;

Thence South 09 degrees 21 minutes 30 seconds West for a distance of 25.32 feet to an iron pin set on the northeast corner of Lot No. 673;

Thence across and along the north line of a vacated alley, and along the north line of Lot No. 122, South 89 degrees 47 minutes 04 seconds East for a distance of 149.94 feet to an iron pin set on the northeast corner of said lot and the west line of Shawnee Avenue;

Thence along said west line South 09 degrees 19 minutes 07 seconds West for a distance of 200.00 feet to a point on the southeast corner of Lot No. 125, and the northeast corner of lands presently owned by R. Gebhart(OR 1625-335, and DR 1103-437);

Thence along said Gebhart lands the following three courses:

- 1.) Along the south line of Lot No. 125, and to the center of a vacated alley, North 80 degrees 40 minutes 53 seconds West for a distance of 140.00 feet to a point;
- 2.) Along the centerline of said vacated alley, South 09 degrees 19 minutes 07 seconds West for a distance of 100.00 feet to a point;
- 3.) Leaving said centerline and along the north line of Lot No. 128, South 80 degrees 40 minutes 53 seconds East for a distance of 140.00 feet to a point on the west line of Shawnee Avenue;

Thence along Shawnee Avenue the following three courses:

- 1.) Along a curve to the left having a radius of 50.00 feet and an arc length of 203.45 feet, being subtended by a chord of North 72 degrees 45 minutes 00 seconds East for a distance of 89.44 feet to a point;
- 2.) Along a curve to the right having a radius of 50.00 feet and an arc length of 46.36 feet, being subtended by a chord of North 17 degrees 14 minutes 34 seconds West for a distance of 44.72 feet to a point;
- 3.) North 09 degrees 19 minutes 07 seconds East for a distance of 229.61 feet to an iron pin set on the northwest corner of Lot No. 158, and the south line of Fair Street;

Thence along said south line, South 89 degrees 47 minutes 04 seconds East for a distance of 121.51 feet to the principal place of beginning, containing 11.38 acres, more or less, and subject to all applicable legal easements and right of ways , written or implied.

Tract Two

Being part of the lands presently owned by Neff Investments Ltd. of Ohio, and being in the Village of South Zanesville, Township of Springfield and Newton.

Beginning for reference and the principal place of beginning at an iron pipe found at the Southeast corner of Lot No. 206, of the Village of South Zanesville, as depicted in Plat Book 2, page 95 and 96, of the Muskingum County Records, and being the southeast corner of lands presently owned by S. S. Shultzman (DR- 1015-327)

Thence along the west line of Kensington Avenue, South 01 degrees 04 minutes 27 seconds West for a distance of 531.24 feet to an iron pin set on the north line of Mill Dale Avenue;

Thence along said north line, North 87 degrees 47 minutes 13 seconds West for a distance of 163.75 feet to an iron pin set on the west right of way of the abandoned Zanesville

Terminal Railroad, passing the east right of way line at 80.00 feet, and an iron pipe found at 152.08 feet;

Thence along said right of way on a curve to the left having a radius of 779.00 feet and an arc length of 341.94 feet, being subtended by a chord of North 28 degrees 27 minutes 35 seconds West for a distance of 339.20 feet to an iron pin set on the east right of way line of the Ohio Central Railroad formerly being the C. and M. V. Railroad;

Thence along said right of way, North 10 degrees 38 minutes 44 seconds East for a distance of 113.66 feet to a point ;

Thence leaving said right of way, South 89 degrees 48 minutes 06 seconds East for a distance of 6.86 feet to a point in the centerline of a vacated alley;

Thence along said centerline, North 09 degrees 03 minutes 54 seconds East for a distance of 276.31 feet to an iron pin set on the south line of said Shultzman lands;

Thence along said south line the following three courses:

- 1.) South 80 degrees 56 minutes 06 seconds East for a distance of 6.00 feet to a pipe found;
- 2.) South 57 degrees 04 minutes 35 seconds East for a distance of 196.21 feet to an iron pin found;
- 3.) South 61 degrees 37 minutes 57 seconds East for a distance of 105.93 feet to the principal place of beginning, containing 3.73 acres more or less, and subject to all applicable legal easements and right of ways, written or implied;

Tract 3

Being part of the lands presently owned by Neff Investments Ltd. of Ohio, and being in the Village of South Zanesville, Township of Newton.

Beginning for reference and the principal place of beginning at an iron pipe found at the Southeast corner of Lot No. 206, of the Village of South Zanesville, as depicted in Plat Book 2, page 95 and 96, of the Muskingum County Records, and being the southeast corner of lands presently owned by S. S. Shultzman (DR- 1015-327)

Thence along the west line of Kensington Avenue, South 01 degrees 04 minutes 27 seconds West for a distance of 531.24 feet to an iron pin set on the north line of Mill Dale Avenue;

Thence across Mill Dale Avenue, South 11 degrees 33 minutes 40 seconds West, 25.34 feet to an iron pin set on the south line of said avenue, and the principal place of beginning:
Thence along said south line, South 87 degrees 47 minutes 12 seconds East for a distance of 28.79 feet to a point in Darlington Road, and the northwest corner of lands presently owned by R. H. Ritchie(OR 1783-235);

Thence along the west line of said Ritchie lands the following two courses:

- 1.) South 14 degrees 13 minutes 44 seconds West for a distance of 254.35 feet to a PK nail set in the centerline of Darlington Road;
- 2.) South 11 degrees 51 minutes 44 seconds East for a distance of 34.00 feet to a PK nail set in the centerline of the Bridge over Moxahala Creek and the edge of water of said creek;

Thence along said edge of water, South 63 degrees 42 minutes 34 seconds West for a distance of 24.64 feet to a point on the right of way of the abandoned Zanesville and Terminal Railroad;

Thence along said right of way the following three courses:

- 1.) South 00 degrees 01 minutes 29 seconds West for a distance of 61.23 feet to a point in the centerline of said creek;

- 2.) North 57 degrees 41 minutes 27 seconds East for a distance of 11.84 feet to a point in said creek;
- 3.) South 00 degrees 01 minutes 29 seconds West for a distance of 134.64 feet to a point in the centerline of Darlington Road passing an iron pin set at 114.64 feet;

Thence along the centerline of said road the following three courses:

- 1.) On a curve to the right with a radius of 87.57 feet, an arc length of 17.88 feet, and a chord which bears, South 70 degrees 41 minutes 29 seconds West for a distance of 17.85 feet to an iron pin found;
- 2.) South 75 degrees 19 minutes 58 seconds West for a distance of 69.07 feet to an iron pin found;
- 3.) South 79 degrees 01 minutes 38 seconds West for a distance of 17.05 feet to a point on the west right of way of the said abandoned railroad;

Thence along said west right of way the following five courses:

- 1.) Along a curve to the left having a radius of 587.27 feet and an arc length of 21.53 feet, being subtended by a chord of North 01 degrees 04 minutes 30 seconds East for a distance of 21.53 feet to a point, passing an iron pin set from said beginning of curve at a chord which bears North 01 degrees 59 minutes 08 seconds East, 11.53 feet;
- 2.) North 00 degrees 01 minutes 29 seconds East for a distance of 76.50 feet to a point in the centerline of Moxahala Creek;
- 3.) Along said centerline, North 57 degrees 41 minutes 27 seconds East for a distance of 11.84 feet to a point;
- 4.) North 00 degrees 01 minutes 29 seconds East for a distance of 221.27 feet to an iron pin set at a point of curvature, passing an iron pin set at 91.27 feet on the creek bank;
- 5.) Along a curve to the left having a radius of 779.00 feet and an arc length of 190.15 feet, and being subtended by a chord of North 06 degrees 58 minutes 05 seconds West for a distance of 189.68 feet to an iron pin set on the south right of way of Mill Dale Avenue;

Thence along said south line South 87 degrees 47 minutes 12 seconds East for a distance of 151.93 feet to the principal place of beginning, passing the east right of way of the abandoned railroad at 82.97 feet, containing 1.29 acres, more or less,

Subject to all legal easements and right of ways, 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 south line of Fair Street as being South 89 degrees 47 minutes 04 seconds East, an assumed bearing for angular purposes only.

This description is written based on a field survey completed on February 6, 2006 by Jack D. Newcome, Reg. No. 7321.

OFFICE COPY
NOT RECORDABLE

Jack D. Newcome Reg. No. 7321

2-16-06

Date



All of Parcel No.

Tract One

63-63-06-07-07-000
63-63-06-07-08-000
63-63-08-01-07-000
63-63-08-01-08-000
63-63-06-08-01-000
63-63-06-08-06-000
63-63-06-08-07-000
63-63-08-01-06-000
63-63-08-01-05-000
63-63-06-07-22-000
63-63-06-07-23-000
63-63-06-07-10-000
63-63-06-07-04-000
63-63-08-01-02-000
63-63-08-01-03-000
63-63-06-08-02-000
63-63-06-08-03-000
63-63-06-07-01-000
63-63-06-07-02-000
63-63-06-07-03-000
63-63-06-08-08-000
63-63-06-08-05-000
63-63-06-08-04-000
63-63-08-00-00-803
63-63-06-07-09-000
60-63-06-08-10-000
60-63-06-08-09-000
~~63-63-06-01-01-000~~


Tract Two

63-63-07-02-06-000 +- 2.50 Acres Springfield Twp., South Zanesville
48-47-16-01-27-000 +-0.49 Acres Newton Twp. South Zanesville
48-47-16-01-12-000 +-0.38 Acres Springfield Twp. South Zanesville
48-47-16-01-12-000 +-0.36 Acres Newton Twp. South Zanesville

Tract Three

48-47-17-01-12-000 +- 0.50 Acres, South Zanesville, Newton Twp.
47-47-17-01-11-000 +- 0.48 Acres, Newton Twp.
48-47-16-01-27-000 +- 0.31 Acres 0.03 Ac. in Newton, and 0.28 Ac. in South Zanesville,
Newton

APPROVED FOR CLOSURE

 2/17/2006

EXEMPT FROM
PLANNING COMMISSION

 2/17/2006

SITUATED IN:

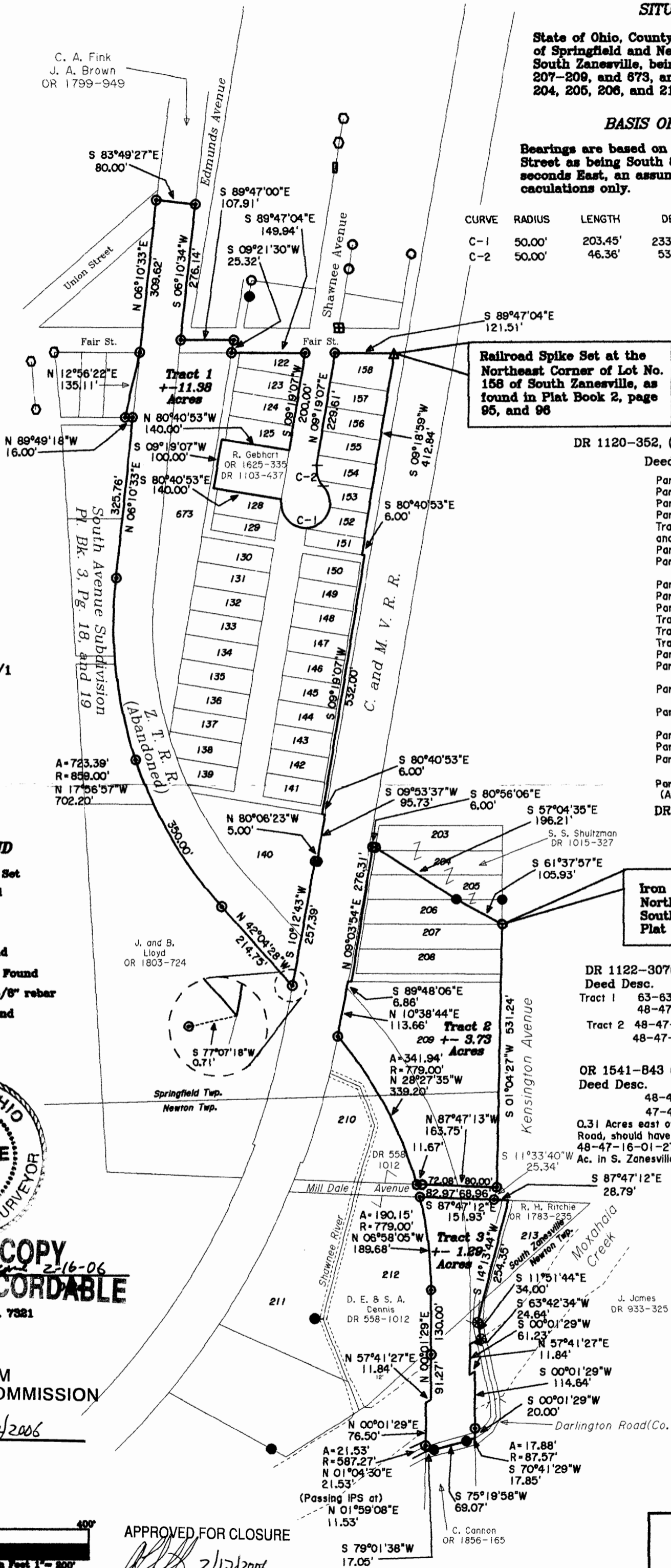
State of Ohio, County of Muskingum, Township of Springfield and Newton, and in the Village of South Zanesville, being all of Lots No. 122-158, 207-209, and 873, and part of Lots No. 203, 204, 205, 206, and 213.

BASIS OF BEARINGS

Bearings are based on the south line of Fair Street as being South 89 degrees 47 minutes 04 seconds East, an assumed bearing, for angular calculations only.

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
C-1	50.00'	203.45'	233°08'13"	89.44'	N 72°45'00"E
C-2	50.00'	46.36'	53°07'42"	44.72'	N 17°14'34"W

C. A. Fink
J. A. Brown
OR 1799-949



PARCEL NO.S

Tract One

DR 1120-352, (Neff Investments Ltd. of Ohio)

Deed Desc.	All of Parcel No.
Parcel 1,	63-63-06-07-07-000
Parcel 2,	63-63-06-07-08-000
Parcel 3,	63-63-08-01-07-000
Parcel 4	
Tract One,	63-63-08-01-08-000
and Tract Two	
Parcel 6,	63-63-06-08-01-000
Parcel 7,	63-63-06-08-06-000
	63-63-06-08-07-000
Parcel 8,	63-63-08-01-06-000
Parcel 9,	63-63-08-01-05-000
Parcel 10,	
Tract 1,	63-63-06-07-22-000
Tract 2,	63-63-06-07-23-000
Tract 3,	63-63-06-07-10-000
Parcel 11,	63-63-06-07-04-000
Parcel 12,	63-63-08-01-02-000
	63-63-08-01-03-000
Parcel 14,	63-63-06-08-02-000
	63-63-06-08-03-000
Parcel 17,	63-63-06-07-01-000
	63-63-06-07-02-000
Parcel 18,	63-63-06-07-03-000
Parcel 19,	63-63-06-08-08-000
Parcel 20,	63-63-06-08-05-000
	63-63-06-08-04-000
Parcel 25,	63-63-08-00-00-803
(Alleys)	63-63-06-07-09-000
	63-63-08-01-01-000
DR 1148-862, All of Parcel No.s	
	60-63-06-08-10-000
	60-63-06-08-09-000

Iron Pipe Found at the Northeast corner of Lot 207 of South Zanesville, as found in Plat Book 2, Page 95 and 96.

Tract Two

Deed Desc.	All of Parcel No.	Acres
Tract 1	63-63-07-02-06-000	+2.50 Ac. Springfield.
	48-47-16-01-27-000	+0.49 Ac. Newton
Tract 2	48-47-16-01-12-000	+0.38 Ac. Springfield.
	48-47-16-01-12-000	+0.36 Ac. Newton

Tract 3

Deed Desc.	All of Parcel No.	Acres
	48-47-17-01-12-000	+0.50 Ac.
	47-47-17-01-11-000	+0.48 Ac.
0.31 Acres east of old railroad and south of Milldale Road, should have been included in 48-47-16-01-27-000, 0.03 Ac. in Newton, and 0.28 Ac. in S. Zanesville		

REFERENCES

- DR 1120-352
- DR 1122-307
- OR 1541-843
- DR 1098-142
- DR 558-1012
- DR 175-571
- DR 190-220
- DR 587-222
- DR 967-212
- DR 1059-272
- OR 1126-696
- Pl. Bk. 2, pg. 96
- RRRW Map V-301/1

LEGEND

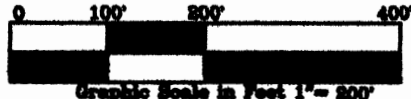
- △ Railroad Spike Set
- Iron Pin Found
- ⊠ Stone Found
- Axle Found
- Iron Pipe Found
- ▲ Railroad Spike Found
- ⊙ Iron Pin Set, 5/8" rebar
- ⊠ Monument Found



OFFICE COPY
2-16-06
NOT RECORDABLE
Reg. Surveyor No. 7321

EXEMPT FROM PLANNING COMMISSION

[Signature] 2/17/2006



APPROVED FOR CLOSURE

[Signature] 2/17/2006

Newcome Surveying Company
6515 Ballard Road
Nashport, Ohio
740-452-6796