

W. J. Biedenbach & Associates

NIA

SURVEYING & MAPPING  
1120 LISA LANE  
ZANESVILLE OHIO 43701  
(614) 451-4850

Being a part of the Southeast Quarter of Section 1, Township 15, Range 14, of the Congress Lands East of the Scioto River, Township, Muskingum County, Ohio and being further described as follows:

Commencing at a point marked by an existing iron pin (3/4 inch pipe); at the Southwest Corner of Lot number 231 of the plat of South Zanesville as recorded in Plat Book 2 page 96 of the Muskingum County Plat Records, said point also being the intersection of the North line of Pembroke Avenue and the east line of Kensington Avenue; thence South 09 degrees 01 minute 25 seconds West 1328.88 feet to a point in the center of County Road number 46 (Darlington Road); thence South 82 degrees 45 minutes 46 seconds East 50.31 feet to a point; thence North 75 degrees 26 minutes 11 seconds East 38.00 feet to a point marked by an iron pin set (5/8 inch rebar); thence North 60 degrees 00 minutes 53 seconds East 178.51 feet to a point marked by an iron pin set (5/8 inch rebar); thence North 64 degrees 55 minutes 32 seconds East 39.94 feet to a point marked by an rail road spike; thence South 49 degrees 55 minutes 39 seconds East 52.51 feet to a point; thence North 40 degrees 11 minutes 20 seconds East 7.50 feet to a point marked by an iron pin set (5/8 inch rebar), said point being the place of beginning of this tract; thence North 66 degrees 18 minutes 56 seconds East 99.01 feet to a point marked by an iron pin set (5/8 inch rebar); thence North 77 degrees 58 minutes 46 seconds East 118.68 feet to a point marked by an iron pin set (5/8 inch rebar); thence North 81 degrees 39 minutes 40 seconds East 106.40 feet to a point marked by an iron pin set (5/8 inch rebar); thence South 88 degrees 41 minutes 09 seconds East 145.07 feet to a point marked by an iron pin set (5/8 inch rebar); thence South 77 degrees 21 minutes 11 seconds East 150.00 feet to a point marked by an iron pin set (5/8 inch rebar); thence South 34 degrees 51 minutes 17 seconds East 263.15 feet to a point marked by an iron pin set (5/8 inch rebar); thence South 55 degrees 08 minutes 43 seconds West 475.78 feet to a point marked by an iron pin set (5/8 inch rebar); thence North 34 degrees 51 minutes 17 seconds West 411.76 feet to a point marked by an iron pin set (5/8 inch rebar); passing a point marked by an iron pin set (5/8 inch rebar) at 134.08 feet; thence North 50 degrees 19 minutes 52 seconds West 166.37 feet to the place of beginning.

Containing 5.000 more or less acres, subject to all easements of record.

Also the following fifteen foot Roadway Easement for Ingress and Egress

Being a part of the Southeast Quarter of Section 1, Township 15, Range 14, of the Congress Lands East of the Scioto River, Newton Township, Muskingum County, Ohio and being further described as follows:

Commencing at a point marked by an existing iron pin (3/4 inch pipe), at the southwest corner of Lot number 231 of the Plat of South Zanesville as recorded in Plat Book 2 page 96 of the Muskingum County Plat Records, said point also being the intersection of the North line of Pembroke Avenue and the East line of Kensington Avenue; thence South 09 degrees 01 minutes 25 seconds West 1328.88 feet to a point in the center of County Road number 46 (Darlington Road) at the center of an existing Driveway, said point being the place of beginning of this easement; thence following the centerline of the existing driveway the next seven courses and distances:

- 1) South 82 degrees 45 minutes 46 seconds East 50.31 feet to a point;
- 2) North 75 degrees 26 minutes 11 seconds East 38.00 feet to a point marked by an iron pin set (5/8 inch rebar);
- 3) North 60 degrees 00 minutes 53 seconds East 178.51 feet to a point marked by an iron pin set (5/8 inch rebar);
- 4) North 64 degrees 55 minutes 32 seconds East 39.94 feet to a point marked by a rail road spike (set);
- 5) South 49 degrees 55 minutes 39 seconds East 52.51 feet to a point;
- 6) South 50 degrees 19 minutes 52 seconds East 165.41 feet to a point;
- 7) South 34 degrees 51 minutes 17 seconds East 410.70 feet to a point, said point being South 55 degrees 08 minutes 43 seconds West 7.50 feet

10-26-34

*W. J. Biedenbach & Associates*

SURVEYING & MAPPING  
3120 ELISA LANE  
ZANESVILLE, OHIO 43701  
1614) 453 4850

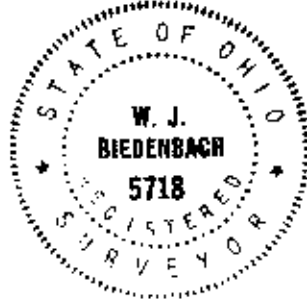
from a point marked by an iron pin set (5/8 inch rebar)

I hereby certify the above descriptions to be correct as prepared by me, this 22nd day of October 1984.

**OFFICE COPY**

~~W. J. BIEDENBACH~~  
**NOT RECORDABLE**

W. J. BIEDENBACH  
Reg. surveyor #5718



J. Watts  
1939-10-84

40



DESCRIPTION OF SURVEY FOR R & D JAMES

47-17-01-05  
2640 DARLINGTON RD

Situated in the State of Ohio, County of Muskingum, Township of Newton, Southeast Quarter of Section #1, Township #15, Range #14, of the Congress Lands East of the Scioto River:

Being all of the prior deed reference Volume 687, Page 215, which lies North of the Southern edge of abandoned R/R bed, also being all of the remaining portion of Muskingum County Auditor's Parcel Number 47-47-17-01-05-000, after subtracting a 5.000 acre parcel as described in deed reference Volume 933, Page 325, a 40.455 acre parcel, and a 72.755 acre parcel as of this date not recorded, and more particularly described as follows;

Commencing at an axle (found) at the Northeast Corner of the Southeast Quarter of Section #1; thence along the East line of said Section #1 S 03 19 37 W 1086.69 feet to the center of Jonathan Creek, and the place of beginning for the property herein intended to be described; thence continuing along the East line of said Section #1 S 03 19 37 W 180.15 feet to an iron pin (set) on the Southern edge of abandoned R/R bed, passing an iron pin (set) at 80.00 feet; thence through the prior deed reference Volume 687, Page 215 and along the Southern edge of abandoned R/R bed the following twelve courses-

- #1- N 64 00 25 W 513.25 feet to an iron pin (set);
- #2- N 56 41 51 W 954.06 feet to an iron pin (set);
- #3- N 58 25 03 W 202.14 feet to an iron pin (set);
- #4- N 71 02 54 W 200.36 feet to an iron pin (found);
- #5- N 80 04 05 W 149.93 feet to an iron pin (found);
- #6- S 88 36 57 W 145.15 feet to an iron pin (found);
- #7- S 78 56 04 W 106.26 feet to an iron pin (found);
- #8- S 75 15 15 W 118.77 feet to an iron pin (found);
- #9- S 63 33 18 W 98.95 feet to an iron pin (found);
- #10- S 57 54 38 W 170.81 feet to an iron pin (set);
- #11- S 47 18 42 W 157.40 feet to an iron pin (set);
- #12- S 42 08 13 W 299.22 feet to an iron pin (set) on the West line of said Southeast Quarter of Section #1; thence along the West line of said Southeast Quarter N 03 19 37 E 267.16 feet to an iron pin (set) in the center of Darlington Road (County Road #46), thence along the center of said road the following four courses-
- #1- along a curve to the right having, a Radius of 1637.28 feet, an Arc length of 69.02 feet, and Chord bearing N 78 26 51 E 69.02 feet to an iron pin (set);
- #2- along a curve to the left having, a Radius of 87.57 feet, an Arc length of 75.35 feet, and Chord bearing N 55 00.20 E 73.05 feet to an iron pin (set) at the beginning of a 30 foot easement running through the property;
- #3- N 09 25 13 E 27.78 feet to an iron pin (set);
- #4- N 10 05 35 W 86.33 feet to a nail (set) in the center of a bridge crossing said Jonathan Creek; thence along the center of said creek the following three courses-
- #1- N 59 28 06 E 431.86 feet;
- #2- N 53 42 25 E 220.04 feet;
- #3- N 48 28 21 E 256.14 feet to the North line of said Southeast Quarter; thence along the North line of said Southeast Quarter S 86 25 29 E 743.34 feet to the center of said Jonathan Creek, passing an iron pin (set) at 99.00 feet and at 618.34 feet; thence along the center of said creek four courses-
- #1- S 41 30 12 E 377.53 feet;
- #2- S 39 08 15 E 370.55 feet;
- #3- S 45 46 39 E 480.63 feet;
- #4- S 52 01 16 E 155.37 feet to the place of beginning containing 24.930 acres.

The bearings within this description are based on a Solar Observation (Local Hour Angle Method) completed on the property. Iron pins (set) are 5/8" rebar with aluminum identification caps (C R Harkness RS 6885).

This description was written by Charles R. Harkness Registered Surveyor #6885 from an actual survey completed on April 19, 1988, and is intended to be used for the legal transfer of the property described and does not intend to show any encroachments of record nor encroachments unless otherwise indicated.

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

**OFFICE COPY**  
**NOT RECORDABLE**  
Charles R. Harkness

BY \_\_\_\_\_

NW COR  
SW QTR  
SEC #1

CENTER  
OF SEC #1

Situated in the State of Ohio, County of Muskingum, Township of Newton, Southeast Quarter of Section #1, Township #15, Range #14, of the Congress Lands East of the Scioto River:

Being all of the prior deed reference Volume 687, Page 215, of the Muskingum County Deed Records, also being all of Muskingum County Auditor's Parcel Number 47-47-17-01-05-000.

REFERENCES NOT SHOWN OR LISTED:  
Deed Books Volume & Page. (692-86), (818-79), (982-423), (993-371), (739-122), (556-773), (842-136), & (776-282).  
A Survey plat of Deed Book Vol. 510, Page 940, by Jerry Gamble Dated October 8, 1980.  
Muskingum County Tax Maps and Aerials of the areas.  
The Original Survey Field Notes.  
A USGS 7 1/2 Min. Topo Quad. (Zanesville, West).

CURVE DATA TABLE

CURVE	TANGENT	RADIUS	DELTA	LENGTH	DEGREE	CHORD BEARING & DIST.
1	34.52'	1637.28'	02 24 58	69.02'	03 29 58	N 78 28 51 E 60.02'
2	40.10'	87.57'	49 17 57	75.35'	85 25 30	N 55 00 20 E 73.05'

Centerline of Co Rd #46  
Darlington Road

Deed Book  
Volume 950,  
Page 190.

19.455 Acres

21.930 Acres

5.000 Acres

72.755 Acres

- Centerline of 30' ingress-egress easement
- S 85 52 23 E 50.31'
  - N 72 19 34 E 38.00'
  - N 57 17 24 E 178.50'
  - N 62 17 03 E 39.89'
  - S 43 24 57 E 47.55'

- Centerline of 30' ingress-egress easement
- S 85 52 23 E 50.31'
  - N 72 19 34 E 38.00'
  - N 57 17 24 E 178.50'
  - N 62 17 03 E 39.89'
  - S 43 24 57 E 47.55'
  - S 53 04 25 E 166.36'
  - S 78 58 04 W 106.26'
  - S 75 15 15 W 118.77'
  - S 69 39 18 W 196.95'
  - N 37 33 04 E 411.75'
  - N 82 41 21 E 178.32'
  - N 59 11 29 E 318.91'
  - N 10 16 45 E 918.05'
  - N 02 18 E 357.54'

N 63 34 09 E 83.80'  
N 57 01 01 E 155.76'  
N 49 29 41 E 130.01'  
S 86 25 29 E 816.63'  
N 03 19 37 E 738.75'

S 58 00 09 E 71.56'  
S 44 04 11 E 308.87'  
N 88 25 29 W 1142.50'

DB Vol. 390, Pg. 350

passing 99.00'

passing 618.34'

The bearings on this plat are based on a Solar Observation (Local Hour Angle Method), completed on the property.

DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER BY \_\_\_\_\_

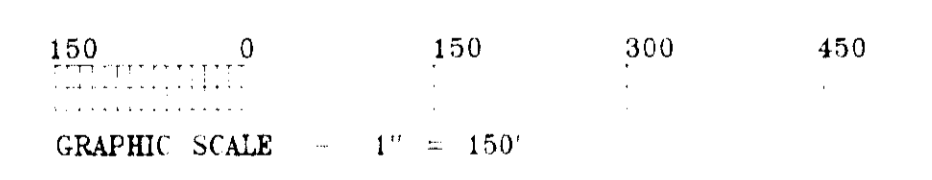
NORTH

N 03 19 37 E 1096.69'

S 03 19 37 W 1409.06'

LEGEND

- STONE FOUND
- AXLE FOUND
- IRON PIPE FOUND
- IRON PIN FOUND
- ◆ RAILROAD SPIKE FOUND
- NAIL FOUND
- CONCRETE MONUMENT FOUND
- IRON PIN (SET) 5/8" REBAR WITH ALUMINUM IDENTIFICATION CAPS (C.R. HARKNESS R.S. 6885)



SURVEY PLAT FOR R. & D. JAMES

SCALE: 1" = 150' APPROVED: \_\_\_\_\_ DRAWN BY: CRH  
DATE: \_\_\_\_\_ REVISED: \_\_\_\_\_

This plat was prepared by Charles R. Harkness Registered Surveyor #6885 from an actual survey, completed on April 1988, and is intended to be used for the legal transfer of the property shown, and does not intend to show all or any of the legal easements or encroachments unless otherwise indicated.  
HARKNESS SURVEYING & MAPPING INC. DRAWING NUMBER  
768 DRYDEN ROAD ZANESVILLE, OHIO 43701 PHONE (614) 454-6367 JOB #233 PLAT #01

The SE Cor of Sec #1 was established by single proration of the Range Line between the NE Cor of the SE 4th of Sec #1 & the SE Cor of Sec #12.

SE COR  
SEC #1

SE COR  
SEC #12

N 03 19 37 E  
5339.80'