

DESCRIPTION OF SURVEY FOR SIDWELL MATERIALS, INC. JOB#943-1

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

Being part of the Southeast Quarter, of Section #9, Township #15, Range #14, of the Congress Lands East of the Scioto River, **being all of the Sidwell Brothers, Inc.** property described in deed reference Deed Book Volume 580, Page 896 of said county's deed records, known as Muskingum County **Auditor's Parcel Number 47-24-01-39-001**, **all of the Sidwell Brothers, Inc.** property described in deed reference Deed Book Volume 580, Page 894 of said county's deed records, known as Muskingum County **Auditor's Parcel Number 47-24-01-39-000**, **and all of the Sidwell Brothers, Inc.** property described in deed reference Deed Book Volume 628, Page 214 of said county's deed records, known as Muskingum County **Auditor's Parcel Number 47-24-01-40-000**, more particularly described as follows:

Commencing at a stone (found with drill hole) at the Southeast corner of Section #9, also being the common corner for Sections #10, #15 & #16 of said Township and Range; **thence N 03 00 10 E 772.23 feet** along the common line for Sections #9 & #10 to the center of Jonathan Creek being the place of beginning for the property herein intended to be described, passing iron pins (found) at 562.25 feet 622.72 feet and 714.02 feet;

- #1- **thence N 72 57 00 W 525.80 feet** into Section #9 and along the center of Jonathan Creek (upstream), also being a common line for a 75.16 acre tract owned by Sidwell Materials, Inc. described in deed reference Deed Book Volume 1153, Page 97 to an unmarked point;
- #2- **thence N 74 57 20 W 445.27 feet** continuing along the center of Jonathan Creek and line for said 75.16 acre tract to an unmarked point;
- #3- **thence N 79 01 50 W 184.58 feet** continuing along the center of Jonathan Creek and line for said 75.16 acre tract to an unmarked point;
- #4- **thence N 47 24 20 W 125.22 feet** continuing along the center of Jonathan Creek and line for said 75.16 acre tract to an unmarked point;
- #5- **thence N 01 37 00 W 272.77 feet** continuing along the center of Jonathan Creek and line for said 75.16 acre tract to an unmarked point;
- #6- **thence N 12 34 40 W 288.92 feet** continuing along the center of Jonathan Creek and line for said 75.16 acre tract to an unmarked point;
- #7- **thence N 03 57 10 W 201.99 feet** continuing along the center of Jonathan Creek and line for said 75.16 acre tract to an unmarked point;
- #8- **thence N 88 04 00 W 239.72 feet** continuing along the center of Jonathan Creek and line for said 75.16 acre tract to an unmarked point;
- #9- **thence S 88 32 10 W 404.17 feet** continuing along the center of Jonathan Creek and line for said 75.16 acre tract to a common corner for said 75.16 acre tract and a 65.85 acre tract also owned by Tri-Son Concrete, Inc. recorded in deed reference Deed Book Volume 1137, Page 70;
- #10- **thence N 03 17 00 E 102.96 feet** leaving Jonathan Creek and along a line of said 65.85 acre tract to the center of Limestone Valley Road (County Road #652 formerly US Route #22 known as Zanesville/Maysville Turnpike), passing an iron pin (found) at 79.79 feet;
- #11- **thence N 69 11 10 E 54.36 feet** along the center of said County Road to an unmarked point;
- #12- **thence N 68 05 10 E 51.96 feet** along the center of said County Road to an unmarked point;
- #13- **thence N 67 06 30 E 53.88 feet** along the center of said County Road to an unmarked point;
- #14- **thence N 63 18 10 E 53.70 feet** along the center of said County Road to an unmarked point;
- #15- **thence N 57 24 00 E 53.96 feet** along the center of said County Road to an unmarked point;

- #16- thence **N 51 49 30 E 51.21 feet** along the center of said County Road to an unmarked point;
- #17- thence **N 47 19 40 E 58.66 feet** along the center of said County Road to an unmarked point;
- #18- thence **N 42 45 00 E 42.80 feet** along the center of said County Road to the South right of way line for US Route #22 (Maysville Pike);
- #19- thence **N 42 13 00 E 74.61 feet** into the right of way for US Route #22 and along the center of old US Route #22 as shown on the right of way plans for existing US Route #22 to an unmarked point;
- #20- thence **N 41 13 30 E 109.36 feet** continuing along the center of old US Route #22 to an unmarked point;
- #21- thence with a curve to the right having, a chord bearing **N 61 40 30 E 223.95 feet**, a radius of 533.00 feet and arc length of 225.64 feet continuing along the center of old US Route #22 to the center line of existing US Route #22 at center line station 307+50;
- #22- thence with a curve to the right having, a chord bearing **N 82 05 30 E 153.67 feet**, a radius of 533.00 feet and arc length of 154.20 feet continuing along the center of old US Route #22 to an unmarked point;
- #23- thence **S 89 37 15 E 1192.45 feet** continuing along the center of old US Route #22 to the common line for Sections #9 & #10;
- #24- thence **S 03 00 10 W 1721.41 feet** leaving said old center line and along the common line for Sections #9 & #10 to the place of beginning, passing the center line of existing US Route #22 at 48.85 feet, the South right of way for existing US Route #22 at 143.88 feet, and an iron pin (found capped CRH PLS #6885) at 1593.65 feet, parcel #47-24-01-39-00 containing 50.73 acres.

**ACREAGE BREAKDOWN**

- 29.90 Acres, All of Parcel #47-24-01-39-000
- 19.66 Acres, All of Parcel #47-24.01-39-001
- 1.17 Acres, All of Parcel #47-24-01-40-000

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.Harkness P.L.S.#6885).

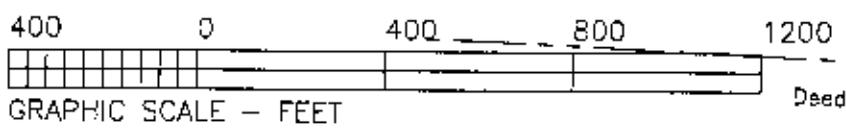
This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on May 27, 1999, in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe 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 AUTHOR'S TRANSFER  
BY A.L. Swinehart  
6-15-99 KB

47-24-01-39-001  
4620 LIMESTONE VALLEY RD

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



LEGEND

- PIN (SET) 5/8" REBAR CAPPED (C R HARKNESS PLS#6885)
- PIN (FOUND)
- △ POINT (UNMARKED)
- STONE (FOUND W/DRILL HOLE)

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SURVEYOR'S NOTES & REFERENCES:

Muskingum Co. Tax Maps of the area. A USGS 7.5' Topo Quad Maps (Fultonham, Crooksville, & Zanesville West). Center line survey plat for US Route #22 recorded in Plat Book 9, Page 3. 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 Donald Smith property completed by Jack D. Newcome PLS #7321 on 11/9/1998.  
 Note #1- Approximately 4.87 acres are within the right of way for US Route #22 (no uniform width).  
 Note #2- Approximately 0.28 acres are within the right of way for CR #652 (60' wide).

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

**OFFICE COPY NOT RECORDABLE**

Tri-Son Concrete, Inc.  
65.85 Acre Tract  
DB Vol. 1137, Page 70.

Tri-Son Concrete, Inc.  
65.85 Acre Tract  
DB Vol. 1137, Page 70.

1.17 Acres  
Sidwell Bros, Inc.  
DB Vol. 628, Page 214.  
Par #47-24-01-40-000

Sidwell Materials, Inc.  
75.16 Acre Tract  
DB Vol. 1153, Page 97.

19.66 Acres  
Sidwell Bros, Inc.  
DB Vol. 580, Page 896.  
Par #47-24-01-39-001

50.73 Acres

29.9 Acres  
Sidwell Bros, Inc.  
DB Vol. 580, Page 894.  
Par #47-24-01-39-000

Sidwell Bros, Inc.  
DB Vol. 1013, Page 504.

COURSE BEARING DISTANCE

COURSE	BEARING	DISTANCE
1	N 69°11'10"E	54.36'
2	N 68°05'10"E	51.96'
3	N 67°06'30"E	53.88'
4	N 63°18'10"E	53.70'
5	N 57°24'00"E	53.96'
6	N 51°49'30"E	51.21'
7	N 47°19'40"E	58.66'
8	N 42°45'00"E	42.80'
9	N 42°13'00"E	74.61'
10	N 41°13'30"E	109.36'
CURVE TO RIGHT - CHORD BEARING		
11	N 61°40'30"E	223.95'
RAD = 533.00' ARC = 225.64'		
CURVE TO RIGHT - CHORD BEARING		
12	N 62°05'30"E	153.67'
RAD = 533.00' ARC = 154.20'		

PROCESSED BY APPROVED  
FOR AUDITOR'S TRANSFER  
BY A. L. Swinehart  
6-15-99 KB

DEED REFERENCES:

- #1 - D Mohr - DB Vol. 1067, Page 83.
- #2 - Sidwell Bros, Inc. - DB Vol. 580, Page 898, Tract #3.
- #3 - P & C Parker - DB Vol. 1083, Page 327.
- #4 - E Nolan - DB Vol. 699, Page 338.
- #5 - Sidwell Materials, Inc. - DB Vol. 1154, Page 343.
- #6 - Donald Smith - DB Vol. 555, Page 512.
- #7 - C Rishell - DB Vol. 1128, Page 450.
- #8 - B Emory - 428, Page 245.

Stone Found With Drill Hole 6" Below Surface N of Post

SURVEY FOR:		HARKNESS SURVEYING & MAPPING, INC.	
SIDWELL MATERIALS, INC.		768 DRYDEN ROAD	
LIMESTONE VALLEY ROAD, ZANESVILLE, OHIO		ZANESVILLE, OHIO 43701	
PHONE/FAX (740) 454-6367			
SURVEYED: 5/27/1999	DRAWN: 6/3/1999	JOB: #943	DRAWING: PLAT #01
SECTION: #9 TWP: #15 RANGE: #14 TWP: Newton COUNTY: Muskingum OHIO			

