

DESCRIPTION OF SURVEY FOR BELMONT LEASING, INC. JOB#1766-1

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

Being part of Sections 19 and 20, Township 15, Range 14, of the Congress Lands East of the Scioto River, further **being part of** the Maysville Regional Water District property recorded in Official Record Volume 1854, Page 529 of said county's deed records, further being part of Muskingum County **Auditor's Parcel Numbers 47-38-19-01-000, 47-60-01-24-000, 47-66-01-01-000, 47-70-20-15-000, and 47-70-20-16-000**, and more particularly described as follows;

Commencing at an iron pin (set) at the common corner for the Northeast and Southeast Quarters of Section 19 and Northwest and Southwest Quarters of Section 20, and within said Maysville Regional Water District property;

**TIE- THENCE South 02 degrees 34 minutes 15 seconds West 154.33 feet** along the common line for Sections 19 and 20 and through said Maysville Regional Water District property to an unmarked point in the center of Jonathan Creek, being the place of beginning for the property herein intended to be described;

**Calls 1 through 17** are along the center line of Jonathan Creek and through said Maysville Regional Water District property-

- #1- THENCE South 56 degrees 05 minutes 15 seconds West 130.64 feet** to an unmarked point;
- #2- THENCE South 42 degrees 58 minutes 00 seconds West 127.05 feet** to an unmarked point;
- #3- THENCE South 39 degrees 46 minutes 45 seconds West 285.58 feet** to an unmarked point;
- #4- THENCE South 54 degrees 22 minutes 15 seconds West 269.07 feet** to an unmarked point from which an iron pin (set) for reference bears North 17 degrees 25 minutes 15 seconds West 67.11 feet;
- #5- THENCE South 63 degrees 41 minutes 15 seconds West 210.88 feet** to an unmarked point;
- #6- THENCE South 72 degrees 40 minutes 45 seconds West 225.65 feet** to an unmarked point;
- #7- THENCE South 64 degrees 30 minutes 15 seconds West 260.94 feet** to an unmarked point;
- #8- THENCE South 85 degrees 29 minutes 00 seconds West 534.41 feet** to an unmarked point from which an iron pin (set) for reference bears North 02 degrees 10 minutes 45 seconds West 163.43 feet;
- #9- THENCE North 89 degrees 59 minutes 10 seconds West 150.49 feet** to an unmarked point;
- #10- THENCE North 81 degrees 10 minutes 40 seconds West 248.03 feet** to an unmarked point;
- #11- THENCE South 87 degrees 17 minutes 55 seconds West 225.53 feet** to an unmarked point;
- #12- THENCE North 85 degrees 41 minutes 10 seconds West 412.44 feet** to an unmarked point from which an iron pin (set) for reference bears North 01 degrees 39 minutes 00 seconds East 147.16 feet;
- #13- THENCE North 86 degrees 24 minutes 35 seconds West 195.86 feet** to an unmarked point;
- #14- THENCE North 60 degrees 11 minutes 15 seconds West 248.88 feet** to an unmarked point, from which an iron pin (set) for reference bears North 06 degrees 10 minutes 20 seconds East 158.99 feet;
- #15- THENCE North 42 degrees 25 minutes 35 seconds West 255.30 feet** to an unmarked point;

- #16- **THENCE North 67 degrees 03 minutes 40 seconds West 165.90 feet** to an unmarked point;
- #17- **THENCE South 89 degrees 53 minutes 20 seconds West 232.67 feet** to an unmarked point on The New York Central Railroad Company Right of Way;
- #18- **THENCE South 72 degrees 39 minutes 20 seconds West 20.88 feet** continuing Jonathan Creek and along said railroad to an unmarked point;
- #19- **THENCE North 34 degrees 00 minutes 45 seconds West 116.46 feet** leaving said creek and continuing along said railroad to an iron pin (set) at 30 feet Left of Sta 1454+49.71PT of said railroad Val Map V-305/15;
- #20- **THENCE along a curve to the right having, a chord bearing North 31 degrees 52 minutes 55 seconds West 216.21 feet**, a radius of 2908.39 feet, and arc length of 216.26 feet, continuing along said railroad to an iron pin (set) on the North right of way of US Route 22 (Maysville Pike) at 85.00 feet Left of Centerline Station 125+52.5, passing the South right of way at arc length 23.53 feet and the center line at arc length 130.30 feet;
- Calls 21 through 31** are along the Northern Right of Way of said US Route 22 and property line for Maysville Regional Water District property-
- #21- **THENCE North 47 degrees 09 minutes 55 seconds East 84.59 feet** along the Richard P. Reeves property recorded in Official Record Volume 1814, Page 18 to a concrete monument (found) at 115 feet Left of Centerline Station 126+30;
- #22- **THENCE North 71 degrees 07 minutes 05 seconds East 270.30 feet** continuing along said Reeves property and along the Christine Anders ET AL property recorded in Official Record Volume 1947, Page 544 to 100 feet Left of Centerline Station 129+00, from which a concrete monument (found) bears South 73 degrees 33 minutes 55 seconds West 0.33 feet;
- #23- **THENCE North 69 degrees 05 minutes 00 seconds East 499.88 feet** continuing along said Anders property to an iron pin (set) 90 feet Left of Centerline Station 134+00;
- #24- **THENCE North 68 degrees 47 minutes 25 seconds East 336.11 feet** continuing along said Anders property to an iron pin (set) 85 feet Left of Centerline Station 137+36.22TS;
- #25- **THENCE North 80 degrees 10 minutes 50 seconds East 115.71 feet** continuing along said Anders property to an iron pin (found) 60 feet Left of Centerline Station 138+50;
- #26- **THENCE North 62 degrees 31 minutes 15 seconds East 230.07 feet** continuing along said Anders property and along the East Fultonham Ltd LLC property recorded in Official Record Volume 1926, Page 584, to a concrete monument (found) 70 feet Left of Centerline Station 140+86.22SC;
- #27- **THENCE North 49 degrees 39 minutes 25 seconds East 321.98 feet** continuing along said East Fultonham Ltd LLC property to 105 feet Left of Centerline Station 144+25 from which a concrete monument (found) bears North 44 degrees 23 minutes 30 seconds East 0.14 feet;
- #28- **THENCE North 44 degrees 23 minutes 55 seconds East 228.78 feet** continuing along said East Fultonham Ltd LLC property and the Newton American Legion Post #726 property recorded in Deed Book Volume 949, Page 88, to 110 feet Left of Centerline Station 146+70.03CS, from which a concrete monument (found) for reference bears South 00 degrees 52 minutes 50 seconds East 0.16 feet;
- #29- **THENCE North 44 degrees 19 minutes 10 seconds East 423.10 feet** continuing along said Newton American Legion Post #726 property to 55 feet Left of Centerline Station 151+00, from which a concrete monument (found) for reference bears South 23 degrees 08 minutes 00 seconds West 0.35 feet;

- #30- **THENCE North 35 degrees 13 minutes 00 seconds East 599.67 feet** continuing along said Newton American Legion Post #726 property to an iron pin (set) 55 feet Left of Centerline Station 157+00;
- #31- **THENCE North 32 degrees 30 minutes 20 seconds East 655.37 feet** continuing along said Newton American Legion Post #726 property to 86 feet Left of Centerline Station 163+55, from which a concrete monument (found) for reference bears North 88 degrees 58 minutes 25 seconds East 0.28 feet;
- #32- **THENCE North 52 degrees 08 minutes 00 seconds East 488.39 feet** crossing said US Route 22 right of way and through said Maysville Regional Water District property to an iron pin (set) on the Eastern right of way of said US Route 22, passing an unmarked point on the centerline tangent of US Route 22 at 295.55 feet;
- #33- **THENCE South 39 degrees 57 minutes 25 seconds East 571.46 feet** through said Maysville Regional Water District property to a concrete monument (found) at a common corner for the Maysville Regional Water District property recorded in Deed Book 602, Page 284;
- #34- **THENCE South 45 degrees 02 minutes 35 seconds East 391.27 feet** through said Maysville Regional Water District property to an unmarked point in the centerline of Jonathan Creek, passing an iron pin (set) at 311.78 feet;

**Calls 35 through 43** are along Jonathan Creek and through the Maysville Regional Water District property-

- #35- **THENCE South 18 degrees 13 minutes 35 seconds East 301.44 feet** to an unmarked point in the center of a bridge from which an iron pin (set) for reference bears South 51 degrees 46 minutes 50 seconds West 62.67 feet;
- #36- **THENCE South 14 degrees 31 minutes 50 seconds East 268.31 feet** to an unmarked point;
- #37- **THENCE South 20 degrees 15 minutes 05 seconds East 144.04 feet** to an unmarked point from which an iron pin (set) for reference bears South 65 degrees 47 minutes 55 seconds West 71.58 feet;
- #38- **THENCE South 30 degrees 04 minutes 05 seconds East 450.09 feet** to an unmarked point;
- #39- **THENCE South 10 degrees 43 minutes 10 seconds East 143.60 feet** to an unmarked point from which an iron pin (set) bears for reference South 88 degrees 53 minutes 05 seconds West 86.07 feet;
- #40- **THENCE South 04 degrees 46 minutes 45 seconds West 218.74 feet** to an unmarked point;
- #41- **THENCE South 35 degrees 58 minutes 25 seconds West 201.18 feet** to an unmarked point;
- #42- **THENCE South 33 degrees 47 minutes 35 seconds West 65.60 feet** to an unmarked point on a Dam;
- #43- **THENCE South 61 degrees 26 minutes 25 seconds West 188.77 feet** to the place of beginning, **containing 162.99 acres**, of which 14.10 acres are within the right of way for US Route 22 (Maysville Pike).

#### **SAVING AND EXCEPTING AN EASEMENT**

Saving and excepting an easement 50 feet wide the centerline of which is more particularly described as follows;

Beginning at an unmarked point in the center of a bridge crossing Jonathan Creek mentioned in the above described 162.99 acre parcel;

- E1- **THENCE South 25 degrees 58 minutes 10 seconds West 107.71 feet** along and extending said bridge to an unmarked point in the centerline of an existing gravel drive;
- E2- **THENCE North 18 degrees 48 minutes 50 seconds West 343.08 feet** along said gravel drive to an unmarked point;

- E3- **THENCE along a curve to the left having, a chord bearing North 41 degrees 05 minutes 25 seconds West 192.31 feet**, a radius of 253.66 feet, and arc length of 197.24 feet, continuing along said gravel drive to an unmarked point;
- E4- **THENCE along a curve to the right having, a chord bearing North 43 degrees 09 minutes 40 seconds West 214.13 feet**, a radius of 310.00 feet, and arc length of 218.64 feet, continuing along said gravel drive to an unmarked point in the centerline of an existing concrete drive;
- E5- **THENCE along a curve to the left having, a chord bearing North 38 degrees 22 minutes 05 seconds West 479.29 feet**, a radius of 901.74 feet, and arc length of 485.12 feet, along said concrete drive to an unmarked point;
- E6- **THENCE North 53 degrees 46 minutes 50 seconds West 65.00 feet** continuing along said concrete drive to the unmarked termination point of said easement said point being on the Eastern right of way of US Route 22 (Maysville Pike), from which an iron pin (set) as a corner of the above described 162.99 acre parcel, also being on the right of way of US Route 22 bears for reference North 36 degrees 24 minutes 40 seconds East 71.54 feet;

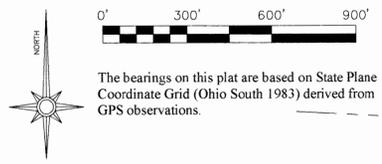
The bearings within this description are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations. Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness P.L.S.#6885).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on May 27, 2009 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.

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



DESCRIPTION APPROVED  
 By: *[Signature]* 7/2/2009



The bearings on this plat are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS observations.

- LEGEND**
- PIN (SET) 5/8" REBAR CAPPED (C R HARKNESS PLS#6885)
  - PIN (FOUND)
  - △ POINT (UNMARKED)
  - STONE (FOUND) WITH X = 88
  - ⊙ CONCRETE MONUMENT (FOUND)
  - ◆ DRILL STEEL (FOUND)
  - ⊙ PIN IN CONCRETE (FOUND)
  - FENCE OCCUPATION

Situated in the State of Ohio, County of Muskingum, Township of Newton  
 Being part of Sections 19 and 20, Township 15, Range 14, of the Congress Lands East of the Scioto River, being part of the Maysville Regional Water District property recorded in Official Record Volume 1854, Page 529 of said county's deed records, also being part of Muskingum County Auditor's Parcel Numbers 47-38-19-01-000, 47-60-01-24-000, 47-66-01-01-000, 47-70-20-15-000, and 47-70-20-16-000.

**ACREAGE BREAKDOWN**

47-38-19-01-000	82.17 Acres US 22 RW 8.74 Acres
47-60-01-24-000	19.04 Acres US 22 RW 5.28 Acres
47-66-01-01-000	56.46 Acres US 22 RW 0.08 Acres
47-70-20-15-000	4.91 Acres
47-70-20-16-000	0.41 Acres
<b>Total</b>	<b>162.99 Acres US 22 RW 14.10 Acres</b>

**SURVEYOR'S NOTES AND REFERENCES:**  
 Muskingum County Tax Maps and Orthophotos of the area. Railroad Val Map V-305/15. Centerline Plat US Route 22 Plat Book 8, Page 81. US Route 22 Right of way plans. Surveys of Midwest Portland Cement Company (Maysville Regional Water District) (Columbia Cement Company) by Jack Newcome PLS# 7321 (13.11 Acres), (96.96 Acres), (117.30 Acres), (120.86 Acres), (117.12 Acres), (133.44 Acres).  
 By Richard Daniels PLS #5410 (154.88 Acres), (122.56 Acres), (44.02 Acres), (152.96 Acres), (157.50 Acres), (148.03 Acres) (11.21 Acres).  
 By Charles R. Harkness PLS #6885 (Job#533), (Job #1249), (Job #1703).  
**Note #1-** No centerline reference monuments were found between Station 110+17.85TS through 172+62.07ST. Best fit of right of way monuments were used to re-establish centerline stations. Individual monuments were not held for station or offsets. Spiral and curve calculations were held with proration applied to centerline distances only along tangents.  
**Note #2-** Call #20 Concrete monuments found were consistent with right of way plans but were not used due to conflict with Railroad right of way information on Val Map V-305/15.  
**Note #3-** Pin set 30 feet Left Centerline Station 1454+49.71PT of Railroad Val Map V-305/15.  
**Note #4-** Easement 50 feet wide, centerline shown.

**REFERENCE TABLE**

Station	Offset	REF	BEARING	DISTANCE
Sta 125+82.50	R 105'	R1	S 73°49'15" W	0.42'
Sta 125+52.50	L 85'	R2		
Sta 126+30.00	L 115'	R3		
Sta 129+00.00	L 100'	R4	S 73°33'55" W	0.33'
Sta 134+00.00	L 90'	R5		
Sta 137+36.22	L 85'	R6		
Sta 138+50.00	L 60'	R7		
Sta 140+86.22	L 70'	R8		
Sta 144+25.00	L 105'	R9	N 44°23'30" E	0.14'
Sta 146+70.03	L 110'	R10	N 00°52'50" E	0.16'
Sta 151+00.00	L 55'	R11	S 23°08'00" W	0.35'
Sta 157+00.00	L 55'	R12		
Sta 163+55.00	L 86'	R13	N 88°58'25" E	0.28'

**CALL TABLE**

CALL	BEARING	DISTANCE
19	N 34°00'45" W	116.46'
20	N 31°52'55" W	216.21'
Curve RT	R=2908.39' Arc=216.26'	
Passing RW @ Arc Len	23.53'	
Passing CL @ Arc Len	130.30'	
21	N 47°09'55" E	84.59'
22	N 71°07'05" E	270.30'
23	N 69°05'00" E	499.88'
24	N 68°47'25" E	336.11'
25	N 80°10'50" E	115.71'
26	N 62°31'15" E	230.07'
PASSING		55.10'
27	N 49°39'25" E	321.98'
28	N 44°23'55" E	228.78'
29	N 44°19'10" E	423.10'
30	N 35°13'00" E	599.67'
31	N 32°30'20" E	655.37'
32	N 52°08'00" E	488.39'
PASS TANGENT		295.55'

**EASEMENT TABLE**

CALL	BEARING	DISTANCE
E1	S 25°58'10" W	107.71'
E2	N 18°48'50" W	343.08'
E3	N 41°05'25" W	192.31'
Curve LT	R=253.66' Arc=197.24'	
E4	N 43°09'40" W	214.13'
Curve RT	R=310.00' Arc=218.64'	
E5	N 38°22'05" W	479.29'
Curve LT	R=901.74' Arc=485.12'	
E6	N 53°46'50" W	65.00'
E7 Ref	N 36°24'40" E	71.54'

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 to describe all or any easements of record, nor encroachments unless otherwise indicated



Charles R. Harkness PLS #6885

SURVEY FOR: **BELMONT LEASING, INC.**  
 HARKNESS SURVEYING & MAPPING, INC.  
 8205 OLD TOWN ROAD  
 ROSEVILLE, OHIO 43777  
 PHONE/FAX (740) 849-0122

SURVEYED: 05/27/09    DRAWN: 06/22/09    Job #1766    Drawing #01  
 TWP: 15 RANGE: 14 SEC: 19 & 20    COUNTY: MUSKINGUM    STATE: OHIO