



Linn Engineering, Inc.

Civil Engineering Consultants

740-452-7434 • 1-800-991-7434

534 Market Street • P.O. Box 2086 • Zanesville, Ohio 43702-2086

Downing Company, Inc.

Tract Four

OR 1730-56

15.624 acres

Situated in the State of Ohio, County of Muskingum, Township of Perry, bounded and described as follows:

Being a part of the Northwest Quarter of Quarter Township 3, Township 1, Range 6, United States Military Lands, and being all the land remaining in Downing Company, Inc. Tract Four as described in Muskingum County Official Record 1730, Page 56, and more particularly described as follows:

Beginning at an iron pin found at 175.00 feet right of Interstate 70 centerline station 268+00 (MUS-40-14.09, page 23);

thence along the Interstate 70 limited access right of way North 74 degrees 10 minutes 37 seconds East 1285.84 feet to a point 165.00 feet right of Interstate 70 centerline station 280+85.80, from which an iron pipe found bears North 51 degrees 29 minutes 51 seconds West 0.44 feet;

thence leaving said limited access right of way and along the west line of lands now owned by Gary A. Riffie (DR 1067-491) South 01 degrees 18 minutes 48 seconds East 272.20 feet to an iron pin found;

thence continuing along Riffie's west line South 01 degrees 18 minutes 48 seconds East 92.10 feet to the centerline of US Route 40;

thence along the centerline of US Route 40 South 66 degrees 59 minutes 51 seconds West 2080.37 feet to a point;

thence leaving said centerline North 23 degrees 00 minutes 09 seconds West 60.00 feet to an iron pin set on the north right of way of US Route 40;

thence along the north right of way of US Route 40 the following two courses:

- 1) North 66 degrees 59 minutes 51 seconds East 710.24 feet to an iron pin found, passing an iron pin found at 435.34 feet;
- 2) North 66 degrees 59 minutes 51 seconds East 141.24 feet to an iron pin found on the southeast corner of lands now owned by ECSG 1 LLC (OR 2359-764);

thence along said ECSG 1 LLC the following two courses:

- 1) North 21 degrees 13 minutes 27 seconds West 156.34 feet to an iron pin found;
- 2) South 67 degrees 00 minutes 01 seconds West 198.83 feet to an iron pin set on the

east line of lands now owned by McDonald's Real Estate Company (OR 2277-317);

thence along said McDonald's Real Estate Company the following two courses:

- 1) North 41 degrees 39 minutes 03 seconds West 35.10 feet to an iron pipe found;
- 2) South 67 degrees 01 minutes 05 seconds West 267.53 feet to an iron pin found;

thence North 39 degrees 38 minutes 21 seconds West 52.05 feet to an iron pin found on the southwest corner of lands now owned by Primary Aim, LLC (OR 2359-861);

thence along said Primary Aim, LLC the following two courses:

- 1) North 67 degrees 02 minutes 12 seconds East 265.51 feet to an iron pin found;
- 2) North 41 degrees 36 minutes 24 seconds West 170.76 feet to the south line of Interstate 70 limited access right of way, from which an iron pin found bears North 49 degrees 23 minutes 41 seconds West a distance of 0.17 feet;

thence along said limited access right of way North 61 degrees 02 minutes 07 seconds East 366.35 feet to the place of beginning, containing 15.624 acres, more or less.

Subject to all easements and right of ways, written or implied, including that portion of 2. Sanitary Easement described in OR 1730-56 that affects the above described 15.624 acres.

2. Sanitary Easement

Beginning for reference at US Route 40 centerline station 264+25.17;

thence North 18 degrees 29 minutes 24 seconds West 60.00 feet to an iron pin found on the north right of way of said US Route 40 and on the southeast corner of lands now owned by McDonald's Real Estate Company (OR 2277-317);

thence along said McDonald's Real Estate Company the following two courses:

- 1) North 41 degrees 39 minutes 03 seconds West 200.04 feet to an iron pipe found, passing an iron pin set at 164.94 feet;
- 2) South 67 degrees 01 minutes 05 seconds West 267.53 feet to an iron pin found;

thence North 39 degrees 38 minutes 21 seconds West 52.05 feet to an iron pin found on the southwest corner of lands now owned by Primary Aim, LLC (OR 2359-861);

thence along the south line of said Primary Aim, LLC North 67 degrees 02 minutes 12 seconds East 154.38 feet to the principal place of beginning of this easement;

thence along the centerline of this 20 foot wide sanitary easement the following two courses:

- 1) North 70 degrees 36 minutes 48 seconds East 215.71 feet;
- 2) South 34 degrees 06 minutes 55 seconds East 70.87 feet to the terminus of this 20 foot wide sanitary easement.

Bearings are based on those in Downing Company, Inc. (OR 1730-56), according to a survey by Denis P. Swierz, PS #8062 dated September 13, 2002.

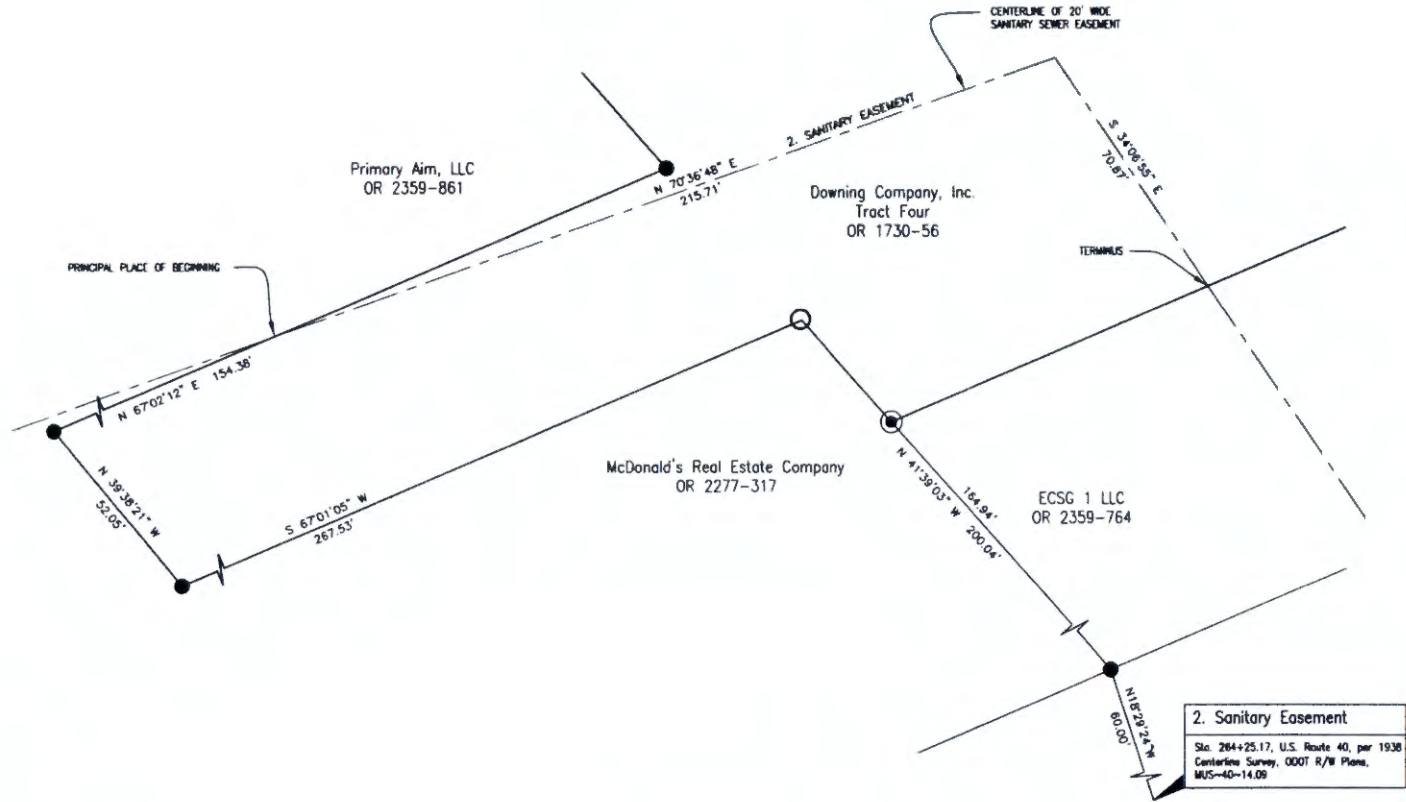
This description is written based on field and record data and completed May 26, 2015 by Linn Engineering, Inc.

OFFICE COPY
~~NOT RECORDABLE~~
 Timothy H. Linn, PS
 Reg. No. 7113

Parcel No.
 All of: 51-51-30-03-16-010 (±15.624 ac.)

DESCRIPTION APPROVED
 By: *[Signature]* 6/16/15





Project No.: Fyda-1511

Sheet 2 of 2



Linn Engineering, Inc.
Civil Engineering Consultants
P.O. Box 2086 Zanesville, Ohio 43702-2086

740-452-7434

51-30-03.16-010 C

SITUATED IN

State of Ohio, County of Muskingum, Township of Perry, and being a part of the Northwest Quarter of Quarter Township 3, Township 1, Range 6, United States Military Lands and being all of the remaining land of Downing Company, Inc. Tract Four as recorded in Muskingum County Official Record 1730, page 56.

PARCEL NO.

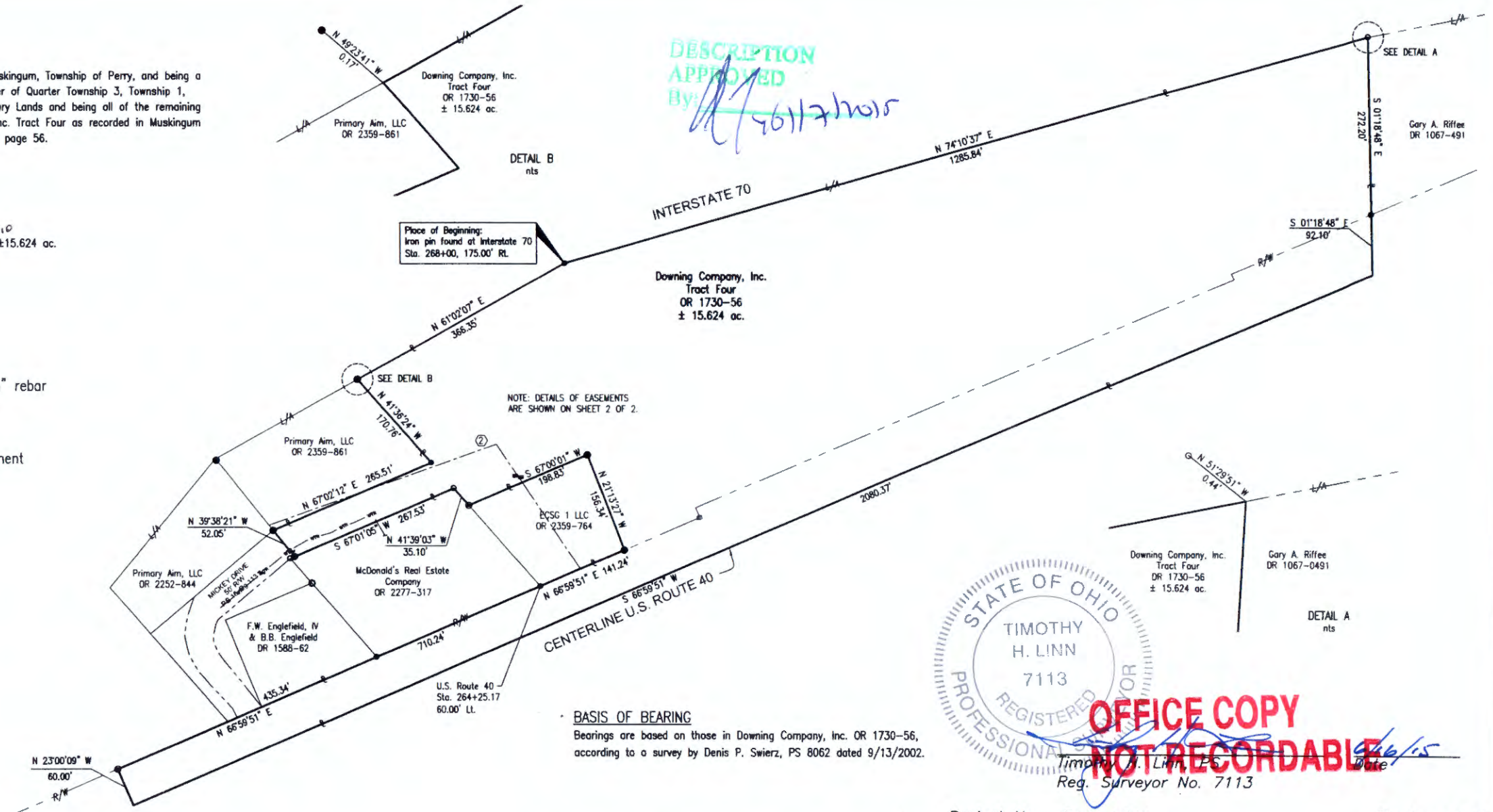
All of: 51-51-30-03-16 ±15.624 ac.

LEGEND

- Iron Pin Set, 5/8" rebar
- Iron Pin Found
- Pipe Found
- ⊕ 2. Sanitary Easement

REFERENCES

Deeds as shown
I-70 R/W Plan
Rt. 40 R/W Plan



DESCRIPTION APPROVED By: [Signature] 6/11/2015

NOTE: DETAILS OF EASEMENTS ARE SHOWN ON SHEET 2 OF 2.

BASIS OF BEARING
Bearings are based on those in Downing Company, Inc. OR 1730-56, according to a survey by Denis P. Swierz, PS 8062 dated 9/13/2002.



OFFICE COPY NOT RECORDABLE
[Signature] 6/15/15
Reg. Surveyor No. 7113



Project No.: Fyda-1511

Sheet 1 of 2

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