

Kearns Development Company, Ltd
Deed Record 1145-983
Split to Create Military Lot 1
Part of: 17-34-02-29-000
Part of: 17-34-02-30-000
+/-6.000 acres

Situated in the State of Ohio, County of Muskingum, City of Zanesville, and being part of the Southwest Quarter of Quarter Township 4, Township 1, Range 8, United States Military Lands, and part of the lands now owned by Kearns Development Company, Ltd as described in Muskingum County Deed Record 1145-983, and being more particularly described as follows:

Beginning for reference at an axle found on the Northwest corner of Lot 34 of Nob Hill as designated and delineated on Muskingum County Plat Book 8, Page 99;

thence crossing the lands of MV/ALG Sandhurst Limited (OR 1524-721 and OR 1992-734), North 45 degrees 26 minutes 49 seconds West 94.19 feet to an iron pin found on the northwest corner of said MV/ALG Sandhurst Limited (OR 1992-734) and the principal place of beginning;

thence along the west line of said MV/ALG Sandhurst Limited (OR 1992-734), South 02 degrees 33 minutes 11 seconds West 432.83 feet to an iron pin set on the north right of way of Military Road;

thence along said right of way of Military Road the following three courses:

- 1) North 88 degrees 29 minutes 59 seconds West 82.73 feet to an iron pin found;
- 2) a curve to the right having a radius of 808.83 feet, an arc length of 382.80 feet, a chord bearing of North 74 degrees 56 minutes 30 seconds West, and a chord length of 379.24 feet to a point;
- 3) North 61 degrees 21 minutes 28 seconds West 56.20 feet to an iron pin set;

thence through said Kearns Development lands the following three courses:

- 1) North 28 degrees 38 minutes 31 seconds East 79.47 feet to an iron pin set;
- 2) North 05 degrees 02 minutes 52 seconds West 358.50 feet to an iron pin set;
- 3) North 11 degrees 20 minutes 46 seconds East 144.38 feet to an iron pin found on the southwest corner of said MV/ALG Sandhurst Limited (OR 1524-721);

thence along the south line of said MV/ALG Sandhurst Limited (OR 1524-721) South 61 degrees 21 minutes 02 seconds East 549.89 feet to the place of beginning, containing 6.000 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.

Iron pins set are 5/8 inch rebar, 30 inches long, with plastic identification caps, stamped LINN #7113.

Bearings are based on the Ohio State Plane Coordinate System, NAD 83, South Zone, as per GPS observations made on June 25, 2021.