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ALTA\NSPS Survey of Hanby Commercial Real Estate Company LLC Lands

ALTA\NSPS Survey of Hanby Commercial Real Estate Company LLC Lands in Muskingum Township, Muskingum County, Ohio

Situated in the State of Ohio, County of Muskingum, Township of Muskingum, and being part of the Northwest Quarter of Section 6, Township 2, Range 8, United States Military Lands, and being all the lands presently owned by Hanby Commercial Real Estate Company LLC, as per Official Record 2464, Page 892, Tract Five, and being more particularly described as follows:

Beginning for reference at an iron pin found, (5/8" rebar), at the Northwest Corner of Section 6, Township 2, Range 8, United States Military Lands;

Thence along the north line of said Section, South 87 degrees 39 minutes 53 minutes East, 550.35 feet to a point in the centerline of Shannon Valley Road, (Co. Rd. 56), and being the northwest corner of lands presently owned by John Wine, (OR 2943-209), and the principal place of beginning;

Thence along the lines of said Wine lands, the following two courses:

1.) South 62 degrees 44 minutes 43 seconds East, 1681.64 feet to a pipe found, (3/4" inside dia.) bent, passing an iron pin set, (5/8" rebar with I.D. cap) at 45.02 feet;

2.) South 14 degrees 06 minutes 56 seconds West, 1532.95 feet to a point in a stream, on the north line of lands presently owned by Charline Whyde, (OR 2333-135), from which a 1" dia. sucker rod found bears South 15 degrees 38 minutes 28 seconds West, 14.36 feet;

Thence along the centerline of said stream and the north line of said Whyde lands, the following seven courses:

1.) South 78 degrees 03 minutes 08 seconds West, 151.40 feet to a point, from which a 5/8" dia. iron pin found bears South 20 degrees 47 minutes 31 seconds East, 10.36 feet;

2.) South 82 degrees 36 minutes 17 seconds West, 198.86 feet to a point, from which a 1" dia. sucker rod found bears South 00 degrees 41 minutes 42 seconds West, 19.04 feet;

3.) South 76 degrees 47 minutes 38 seconds West, 177.38 feet to a point, from which a 5/8" dia. iron pin found bears South 06 degrees 09 minutes 39 seconds East, 18.15 feet;

4.) North 87 degrees 51 minutes 09 seconds West, 349.12 feet to a point;

5.) North 86 degrees 13 minutes 35 seconds West, 173.69 feet to a point, from which a 5/8" dia. iron pin found bears South 07 degrees 08 minutes 22 seconds West, 16.73 feet;

6.) North 72 degrees 34 minutes 39 seconds West, 227.68 feet to a point, from which a 5/8" dia. iron pin found bears South 11 degrees 45 minutes 52 seconds East, 14.85 feet;

7.) North 83 degrees 53 minutes 57 seconds West, 477.30 feet to a point in the centerline of Cranberry Lane, (Twp. Rd. 607) and on the east line of lands presently owned by Dennis R. and Clyde A. Stotts et al., (OR 2438-545), passing an iron pin set at 467.64 feet;

Thence along the east line of said Stotts lands, and the east line of lands presently owned by Dennis R. and Jennifer J. Stotts, (DR 1142-521), and the centerline of said Cranberry Lane, North 01 degrees 33 minutes 58 seconds East, 1457.12 feet to a point in the centerline of Shannon Valley Road, (Co. Rd. 56);

Thence along the centerline of said road, North 37 degrees 08 minutes 02 seconds East, 109.30 feet to a point on the northwest corner of lands presently owned by Scott Jasper, (DR 892-150);

Thence along the lines of said Jasper lands the following three courses:

1.) South 53 degrees 18 minutes 30 seconds East, 208.30 feet to an iron pipe found, (3/4" inside dia.), passing an iron pipe found, (3/4" inside dia.) at 24.75 feet;

2.) North 37 degrees 07 minutes 48 seconds East, 209.05 feet to an iron pipe found, (3/4" inside dia.);

3.) North 53 degrees 27 minutes 48 seconds West, 208.29 feet to a point in the centerline of Shannon Valley Road, (Co. Rd. 56), passing an iron pipe found, (3/4" inside dia.) at 192.96 feet;

Thence along the centerline of said road, North 37 degrees 08 minutes 02 seconds East, 628.30 feet to the principal place of beginning, containing 83.78 acres, and being all of Auditor's Parcel Number 44-02-06-22-000.

Subject to all legal recorded easements and right of ways.

Iron pins set are 5/8 inch rebars, 30 inches long, with plastic identification caps.

Bearings are based on the Ohio State Plane Coordinate System, NAD 83, South Zone, Grid North as per GPS observations.

This description is written based on a field survey completed July, 17, 2023, by Jack D. Newcome, Reg. No. 7321.

CERTIFICATION

To SCP Licking River LLC and Gregory A. Hilty. This is to certify this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 3 and 4 of Table A. The field work was completed on 7/20/23.

Record No.	Schedule B Part II Exceptions	Description on Application to Surveyed Lands
-	12	Right of way of Cranberry Lane (Twp. Rd. No. 607) R/W 40' & Shannon Valley Road (Co. Rd. No. 56) R/W 40'
OR 2179-473	13	As depicted on the surveyed property
DR 519-889, DR 499-379	14	793 contour line as depicted on the surveyed property
DR 640-7, DR 742-39	15	Blanket Easement for gas line for the entire property
DR 701-75	16	Blanket Easement for gas line and oil line for the entire property
LR 36-512	17	T.C. Spencer to W. Hunter Atha, Blanket Easement to lay a 6" pipeline and maintenance thereof on the property surveyed.
LR 29-560, LR 41-525	18	T.C. Spencer to Ohio Fuel Supply Co., Blanket Easement to lay a pipe line and maintenance thereof on the property surveyed.
LR 274-443	19	Ralph and Carol Hanby to W. J. Lydic Inc., Blanket Easement for Oil and Gas Lease on the surveyed property, also Affidavit of Non-Production recorded in OR 2388-541.
LR 278-493	20	Ralph and Carol Hanby to Johnson Brothers Oil, Blanket Easement for Oil and Gas Lease on the surveyed property, also Affidavit of Non-Production recorded in OR 2388-541.
LR 127-99	21	Mary Spencer to L.S. Salladay, Blanket Easement for Oil and Gas Lease on surveyed property for term of 2 yrs, also Affidavit of Non-Production recorded in OR 3156-452.
LR 189-263	22	Mary E. Spencer to Derby Oil and Gas Corp., Blanket Easement for Oil and Gas Lease on the surveyed property for a term of 1 yr, also Affidavit of Non-Production recorded in Miscellaneous Record 15-121.
LR 110-419	23	Mary E. Spencer to David Law, Blanket Easement for Oil and Gas Lease on the surveyed property for a term of 5 yrs., also affidavit of non-production filed in Miscellaneous Record 8, Pg. 254.
LR 115-464	24	Mary Spencer to W. G. Dugan, Blanket Easement for Oil and Gas Lease on the surveyed property for a term of 3 mths. if a well is not drilled before that time, also Affidavit of Forfeiture filed in Miscellaneous Record 122, pg. 557.

State of Ohio, County of Muskingum, Township of Muskingum, Being a part of the Northwest Quarter of Section 6, Township 2, Range 8, United States Military Lands

BASIS OF BEARINGS

Bearings are based on the Ohio State Plane Coordinate System, NAD 83(2011), South Zone, Grid North, as per GPS observations

PARCEL NO.

All of: 44-02-06-22-000 ±83.78 Acres
(±0.34 Ac. in R/W Co. Rd. 56)
(±0.78 Ac. in R/W Twp. Rd. 607)

John Wine
OR 2943-209

LEGEND

- Iron Pin Set 5/8" rebar
- Iron Pin Found
- Iron Pipe Found 3/4" I.D.
- Stone Found
- Fence Line

REFERENCES

All deed Ref.
shown on this
plat

DESCRIPTION
APPROVED
By: *[Signature]* 8-10-2023

Hanby Commercial Real Estate
Company, LLC,
OR 2464-892
Tract 5
±83.78 Acres
All of: 44-02-06-22-000



OFFICE COPY
NOT RECORDABLE
Date: 8-4-23
Reg. Surveyor No. 7321

LINE	BEARING	DISTANCE
L1	S 78°03'08" W	151.40'
L2	S 82°36'17" W	198.86'
L3	S 76°47'38" W	177.38'
L4	N 86°13'35" W	173.69'
L5	N 72°34'39" W	227.68'
L6	N 37°08'02" E	109.30'
L7	S 53°18'30" E	24.75'
L8	S 53°18'30" E	183.55'
L9	N 37°07'48" E	209.05'
L10	N 53°27'48" W	192.96'
L11	N 53°27'48" W	15.33'

Charline Whyde
OR 2333-135

Linda G. Ross
OR 2041-769

Iron pin set
S 20°34'46" E
40.04' as reference

Dennis R. and
Jennifer J. Stotts,
DR 1142-521

Clyde A. Stotts and
Dennis R. Stotts,
Et. al
OR 2438-545

Passing @
467.64'

Newcome Surveying Company
8515 Ballard Road
Nashport, Ohio 43830
740-452-5796

Graphic Scale in feet: 1" = 300'