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L.L.C

Matthew E. & Marc E. Warner
OR 2452-944
+/-77.843 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Muskingum and being part of Lots 3 and 4 of Copeland's Subdivision (DV "A-O", Page 89), 2nd Quarter Township, Township 2, Range 7 of the United States Military Lands and being part of the lands now owned by Matthew E. & Marc E. Warner as recorded in OR 2452-944 of the Muskingum County Records Office more particularly described as follows.

Beginning for reference at the southwest corner of Lot 4 of said Copeland's Subdivision, thence South 88 degrees 26 minutes 13 seconds East, 4359.56 feet to an iron pin set at on the south line of said Lot 4 and the intersection of the easterly right of way of the Chessie Rail Road, being the principal place of beginning;

thence with said easterly right of way and through said Matthew E. & Marc E. Warner's lands the following six (6) courses:

1. with a curve turning to the left with an arc length of 341.83 feet, with a radius of 2979.63 feet, with a chord bearing of North 11 degrees 54 minutes 56 seconds East, with a chord length of 341.64 feet to an iron pin set;
2. North 08 degrees 35 minutes 02 seconds East, 846.66 feet to an iron pin set;
3. with a curve turning to the left with an arc length of 390.03 feet, with a radius of 2109.86 feet, with a chord bearing of North 03 degrees 17 minutes 24 seconds East, with a chord length of 389.48 feet to an iron pin set;
4. North 08 degrees 37 minutes 18 seconds West, 548.33 feet, passing into Lot 3, to an iron pin set;
5. with a curve turning to the left with an arc length of 249.51 feet, with a radius of 2868.47 feet, with a chord bearing of North 15 degrees 24 minutes 06 seconds West, with a chord length of 249.43 feet to a point;
6. North 17 degrees 56 minutes 16 seconds West, 444.21 feet to an iron pin set on the intersection of the southerly line of the lands now owned by Lester J. Vandebark and said easterly right of way line;

thence with the southerly line of said Vandebark's lands, South 88 degrees 54 minutes 06 seconds East, 1784.49 feet to a point on the low water mark of the west bank of the Muskingum River, passing iron pins found at 1123.04 feet and 1562.28 feet;

thence with the low water mark of said west bank of the Muskingum River the following four (4) courses:

1. South 06 degrees 33 minutes 24 seconds West, 894.55 feet to a point, leaving Lot 3 and passing back into Lot 4, said point is referenced by an iron pin found that bears, South 88 degrees 11 minutes 58 seconds West, 22.50 feet;
2. South 01 degrees 13 minutes 19 seconds West, 744.08 feet to a point;
3. South 03 degrees 21 minutes 45 seconds East, 398.39 feet to a point, said point is referenced by an iron pin found that bears, South 83 degrees 17 minutes 59 seconds West, 13.87 feet;
4. South 06 degrees 04 minutes 02 seconds East, 200.90 feet to a point;

thence leaving said low water mark of the west bank of the Muskingum River and going with the common line of the lands now owned by Guy R. Ring Corp. (OR 2246-719) and said Warner's lands the following three (3) courses:

1. North 88 degrees 26 minutes 13 seconds West, 1447.75 feet to an iron pin found, passing an iron pin found at 54.41 feet;
2. South 07 degrees 02 minutes 45 seconds West, 133.23 feet to a point;
3. with a curve turning to the right with an arc length of 419.61 feet, with a radius of 2850.04 feet, with a chord bearing of South 11 degrees 13 minutes 50 seconds West, with

a chord length of 419.23 feet to a iron pin found on the north line of said Lot 4; thence with the south line of said Lot 4, North 88 degrees 26 minutes 13 seconds West, 99.59 feet to the point of beginning, containing a total of 77.843 acres more or less, where 24.750 acres lies in Lot 3 and 53.093 acres lies in Lot 4 of said Copeland's Subdivision, subject to all legal highways and easements of record.

All bearings described herein are based on the Ohio State Plane Grid Coordinates, NAD83, Ohio South per GPS Observation.

The above described 77.843 acre parcel is based on a field survey made by McPeck Land Surveying on September 26th, 2014.

OFFICE COPY
NOT RECORDABLE

STATE OF OHIO

Brian Kelly McPeck

8517

REGISTERED PROFESSIONAL SURVEYOR

10/3/14

Date

Parcel No.
Part of : 44-08-02-25-000 (+/-77.843 Ac.)

DESCRIPTION
APPROVED
By: [Signature]

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
[Signature]

10/22/14

Date

Fee Paid

SITUATED IN

The State of Ohio, County of Muskingum, Township of Muskingum and being part of Lots 3 & 4, Copelands Sub., (DV "A-0", Pg. 89) 2nd Qtr. Twp., T2, R7, United States Military Lands.

SPLIT

BASIS OF BEARING

Bearings are based on State Plane Grid Coordinates, NAD83, Ohio South, per GPS Observation.

Board of Park Commissions
DR 1153-567

Lester J. Vandembark
DR 785-99

105.79'

Lester J. Vandembark
DR 785-99

1123.04'

439.24'

222.21'

S 88°54'06" E 1784.49' (Total)

Approved for Transfer
No On-Lot Sewage
Zanesville-Muskingum Co.
Health Department

LEGEND

- Iron Pin Found
- Pipe Found w/cap
- Iron Pin Set

Date
10/21/14

(±24.750 AC.) LOT 3, COPELAND SUB., DV "A-0", PG. 89
(±53.093 AC.) LOT 4, COPELAND SUB., DV "A-0", PG. 89

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date
10/21/14

Fee Paid

Matthew E. & Marc E.
Warner
OR 2452-944
±77.843 Ac.

DESCRIPTION
APPROVED
By: 10/21/2014

REFERENCES

* As Noted on Plat
www.muskingumcountyauditor.org
www.mceo.org
http://recorder.
muskingumcounty.org

PARCEL NO.

Part of: 44-08-02-25-000(±77.843 Ac.)

N 88°26'13" W 1447.75'
1393.34'

Guy R. Ring Corp.
OR 2246-719

S 07°02'45" W
133.23'

Ref. S 83°17'59" W
13.87'

S 06°04'02" E
200.90'

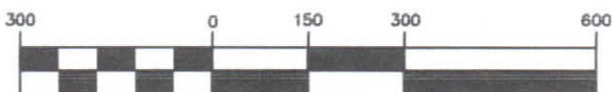
Low Water Mark

54.41'

STATE OF OHIO
Brian
Kelly McPeck
8517
REGISTERED
SURVEYOR

OFFICE COPY
NOT RECORDABLE
Date 10/21/14
Reg. Surveyor No. 8517

GRAPHIC SCALE



(IN FEET)

1 inch = 300 ft.

MCPEEK LAND SURVEYING LLC
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340 Robin Hood Ln., Zanesville, Oh 43701 * 740.704.6073

CURVE TABLE

C1	2979.63'	341.83'	N 11°54'56" E	6°34'23"
C2	2109.86'	390.03'	N 03°17'24" E	10°35'30"
C3	2868.47'	249.51'	N 15°24'06" W	4°59'02"
C4	2850.04'	419.61'	S 11°13'50" W	8°26'08"

(Deed Dist.)
S 88°26'13" E
4359.56'

N 88°26'13" W
99.59'

Board of Park Commissions
DR 1153-567

Matthew E. & Marc E.
Warner
OR 2452-944

W & LE Railroad, DR 238-20

EASTERN RAILROAD

CL OLD RAILROAD BED OF CINCINNATI & MUSKINGUM VALLEY RAILROAD

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