

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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**SURVEY FOR THE DOWNING COMPANY
AUDITORS PARCEL NUMBER
71-70-90-01-23-000 (ALL- 0.258 AC.)
71-70-90-01-22-000 (ALL- 0.643 AC.)**

BEING A PART OF TRACTS CONVEYED TO THE DOWNING COMPANY IN DEED VOLUME 635, PAGE 175 AND IN O.R. VOLUME 2128, PAGE 843, SITUATED IN QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (3/4 INCH PIPE) AT THE NORTHEAST CORNER OF LOT 11 OF SPRING HILL SUBDIVISION (PLAT BOOK 11, PAGE 37);

THENCE WITH THE NORTH LINE OF THE SAID LOT, SOUTH 71 DEGREES 46 MINUTES 59 SECONDS WEST 68.78 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE) AT THE SOUTHEAST CORNER OF LOT 28 OF SPRING HILL NUMBER 2 (PLAT BOOK 13, PAGE 39);

THENCE LEAVING THE SAID NORTH LINE AND WITH THE EAST LINE OF LOTS 28 AND 29 OF SPRING HILL NUMBER 2, NORTH 43 DEGREES 50 MINUTES 39 SECONDS WEST 238.90 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHWEST CORNER OF A TRACT CONVEYED TO JAMES P. HARDCASTLE IN DEED VOLUME 1108, PAGE 347, PASSING AN EXISTING IRON PIN (3/4 INCH PIPE) AT 154.82 FEET;

THENCE LEAVING THE SAID SUBDIVISION LINE AND WITH THE SOUTH AND EAST LINE OF THE SAID HARDCASTLE TRACT, THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 56 DEGREES 46 MINUTES 50 SECONDS EAST 217.25 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
2. NORTH 27 DEGREES 39 MINUTES 53 SECONDS WEST 67.00 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE **PLACE OF BEGINNING** OF THE TRACT HEREIN INTENDED TO BE DESCRIBED

THENCE CONTINUING WITH THE EAST LINE OF THE SAID HARDCASTLE TRACT, THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 27 DEGREES 39 MINUTES 53 SECONDS WEST 101.77 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
2. NORTH 03 DEGREES 34 MINUTES 35 SECONDS EAST 247.32 FEET TO A POINT IN THE CENTER OF U.S. ROUTE 40/22 (EAST PIKE), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 197.24 FEET;

THENCE WITH THE CENTER OF THE SAID U.S. ROUTE, SOUTH 89 DEGREES 49 MINUTES 31 SECONDS EAST 134.21 FEET TO A POINT;

THENCE LEAVING THE SAID CENTERLINE AND WITH THE WEST LINE OF A TRACT CONVEYED TO LUBURGH ROBINSON COMPANY LLC. IN O.R. VOLUME 2376, PAGE 923, THE FOLLOWING TWO COURSES AND DISTANCES:

1. SOUTH 00 DEGREES 10 MINUTES 29 SECONDS WEST 200.00 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 44.90 FEET;
2. SOUTH 36 DEGREES 41 MINUTES 46 SECONDS WEST 170.32 TO THE **PLACE OF BEGINNING**.

CONTAINING 0.901 ACRES TOTAL, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF U.S. ROUTE 40/22 (EAST PIKE) AND ALL OTHER APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE EAST LINE OF LOTS 11, 12, 13, AND 14 OF SPRING HILL SUBDIVISION AS RECORDED IN PLAT BOOK 11, PAGE 37 OF THE MUSKINGUM COUNTY PLAT RECORDS.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS6923-PS8536).

PARCEL NUMBER 71-70-90-01-23-000 NOT TO BE USED AS A SEPARATE BUILDING SITE, UNLESS APPROVED BY MUSKINGUM COUNTY PLANNING COMMISSION AT A FUTURE DATE.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 18TH DAY OF SEPTEMBER, 2012, FROM A FIELD SURVEY COMPLETED THE 10TH DAY OF NOVEMBER, 2011.

OFFICE COPY
NOT RECORDABLE
MICHAEL D. NICHOLS
REGISTERED SURVEYOR 6923

DESCRIPTION
APPROVED

By: *[Signature]* 9/29/2012

5544A DOWNING

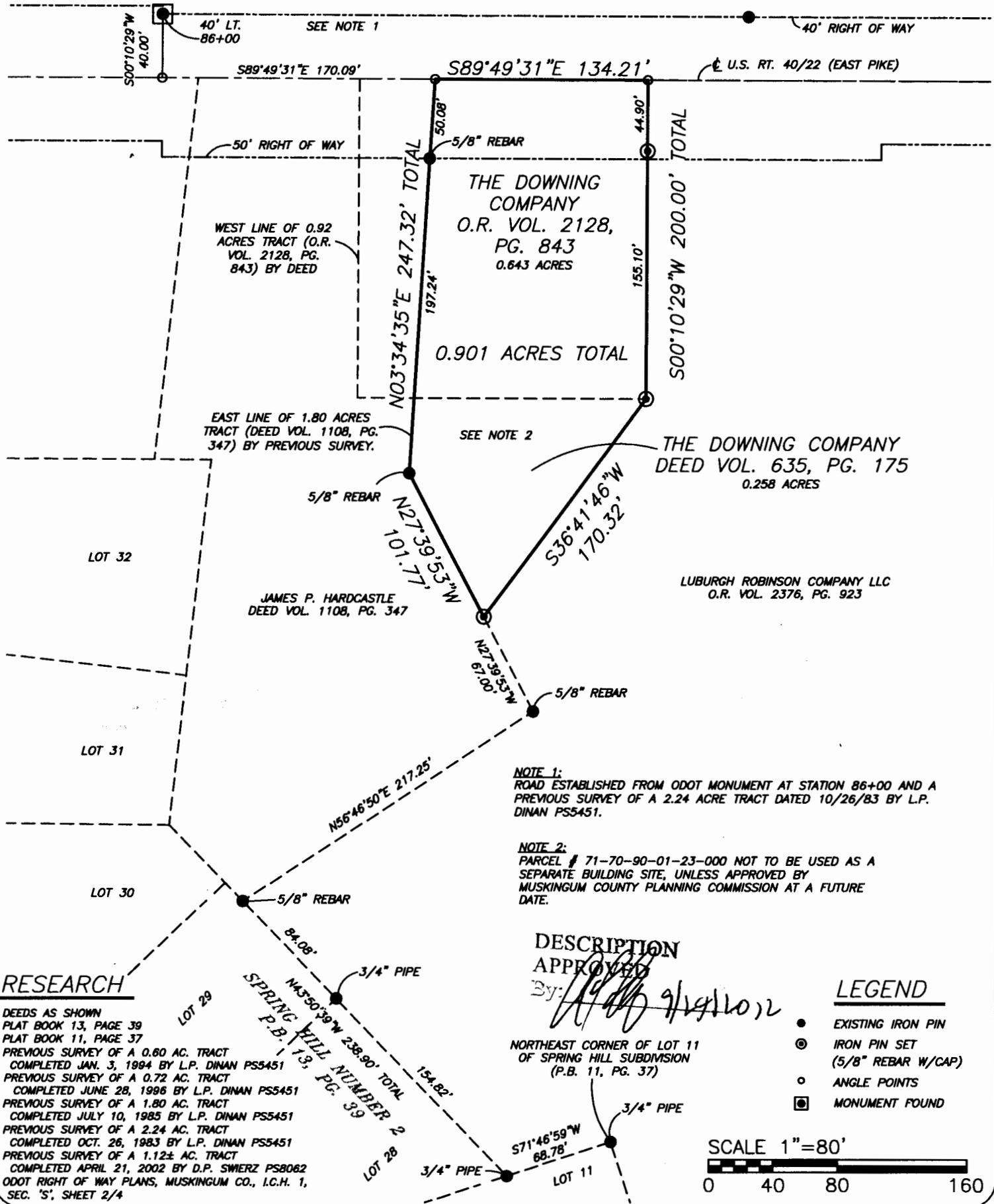


SURVEY FOR THE DOWNING COMPANY

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BEARINGS ARE BASED ON THE EAST LINE OF LOTS 11, 12, 13, AND 14 OF SPRING HILL SUBDIVISION AS RECORDED IN PLAT BOOK 11, PAGE 37 OF THE MUSKINGUM COUNTY PLAT RECORDS.



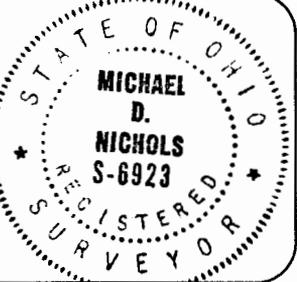
RESEARCH

DEEDS AS SHOWN
 PLAT BOOK 13, PAGE 39
 PLAT BOOK 11, PAGE 37
 PREVIOUS SURVEY OF A 0.60 AC. TRACT COMPLETED JAN. 3, 1994 BY L.P. DINAN PS5451
 PREVIOUS SURVEY OF A 0.72 AC. TRACT COMPLETED JUNE 28, 1986 BY L.P. DINAN PS5451
 PREVIOUS SURVEY OF A 1.80 AC. TRACT COMPLETED JULY 10, 1985 BY L.P. DINAN PS5451
 PREVIOUS SURVEY OF A 2.24 AC. TRACT COMPLETED OCT. 26, 1983 BY L.P. DINAN PS5451
 PREVIOUS SURVEY OF A 1.12± AC. TRACT COMPLETED APRIL 21, 2002 BY D.P. SWIERZ PSB062
 ODOT RIGHT OF WAY PLANS, MUSKINGUM CO., I.C.H. 1, SEC. 'S', SHEET 2/4

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 18th DAY OF SEPTEMBER, 2012, FROM A FIELD SURVEY COMPLETED ON NOVEMBER, 2011.

OFFICE COPY
NOT RECORDABLE

REGISTERED SURVEYOR #6923



THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, OR RESTRICTIONS, WHETHER RECORDED OR IMPLIED. THIS PLAT, PREPARED IN ACCORDANCE WITH CHAPTER 4733-37 OF THE ADMINISTRATIVE CODE, IS INTENDED FOR THE LEGAL TRANSFER OF THE PROPERTY SHOWN AND DOES NOT INTEND TO SHOW ANY OR ALL OF THE EASEMENTS, RIGHT OF WAYS, RESTRICTIONS OR ENCROACHMENTS UNLESS OTHERWISE INDICATED.

BASELINE SURVEYING, INC.
 3010 EAST PIKE, ZANESVILLE, OHIO 43701
 phone: 740-453-4850, fax: 740-450-1000, email: BEI@rohio.com

DRAWN BY: JWL	DATE: 09-18-12	SCALE: 1"=80'
CHECKED BY: MDN	JOB NO: 5544	DRAWING NO: Z:\5544\OFFICE TRACT.dwg