

L. Peter Dinan & Associates

27 South Sixth Street

P. O. Box 55, Zanesville, Ohio 43701

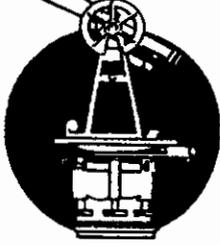
SURVEYING & MAPPING

Mutual Federal Savings Bank, Et. Al.
All Of Parcel #91-86-34-01-01-000

Situated in the State of Ohio, County of Muskingum, City of Zanesville.

Being a part of Lots 5 and 6 of Sibley's Subdivision bounded and described as follows:

Beginning at a stone found at the southwest corner of said Lot 5 as shown on the Annexation Plat Recorded in Plat Book 16; Pages 87 and 88; thence along the west line of said Lot 5 north 2 degrees 16 minutes 56 seconds east 2254.31 feet to a point in the center of Fairview Road and also being the southwest corner of the premises conveyed to David E. and Iris M. Eppley by deed recorded in Deed Book 920, Page 191; thence south 87 degrees 47 minutes 28 seconds east 30 feet to a point; thence north 2 degrees 06 minutes 57 seconds east 19.72 feet to a point in the center of said Fairview Road; thence along the center of said road and the southerly line of a 148.42 acre parcel conveyed to the Zanesville Muskingum County Port Authority by deed recorded in Deed Book 1025, Page 247 the following three (3) courses and distances north 58 degrees 54 minutes 24 seconds east 44.44 feet to a point; thence on a curve to the right having a radius of 493.10 feet an arc length of 289.27 feet (the chord of which bears north 75 degrees 42 minutes 45 seconds east 285.13 feet to a point; thence south 87 degrees 28 minutes 55 seconds east 2676.39 feet to a railroad spike in the center of said Fairview Road and on the east line of Lot 5; thence along the east line of said Lot 5 south 2 degrees 50 minutes 08 seconds west 2387.50 feet to an iron pin at the southeast corner of Lot 5 in Sibley's Subdivision; thence along the south line of said Lot 5 north 87 degrees 26 minutes 23 seconds west 1172.56 feet to an iron pin; thence along the west line of Melody Lake No. 3 Subdivision as recorded in Plat Book 9, Page 49 and said line extended south 29 degrees 01 minutes 29 seconds west 656.70 feet to an iron pin; thence north 87 degrees 09 minutes 28 seconds west 18.20 feet to an iron pin at the northwest corner of Melody Lake No. 2 Subdivision as recorded in Plat Book 9, Page 43; thence along the west line of Melody Lake No. 2 south 2 degrees 50 minutes 04 seconds west 335 feet to an iron pin at the northeast corner of a parcel owned by Ray Thomas Lumbertown, Inc. by deed recorded in Deed Book 554, Page 481; thence along the lines of said Ray Thomas Lumbertown, Inc. parcel the following four (4) courses and distances south 17 degrees 26 minutes 04 seconds west 90.51 feet to an iron pin; thence south 2 degrees 09 minutes 39 seconds west 76.95 feet to an iron pin; thence south 22 degrees 13 minutes 04 seconds west 129.36 feet to an iron pin; thence north 88 degrees 51 minutes 04 seconds east 65.0 feet to an iron pin on the west line of the aforesaid Melody Lake No. 2; thence along the west line



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P.O. Box 55, Zanesville, Ohio 43702-0055

SURVEYING & MAPPING

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2.65 Acres

Part of Parcel #86-34-01-01-028

Situated in the State of Ohio, County of Muskingum, City of Zanesville.

Being a part of Lot 6 in Sibley's Subdivision in Quarter Township 1, Township 1, Range 8 bounded and described as follows:

Commencing at a stone found at the Northwest Corner of said Lot 6; thence south 1 degree 57 minutes 06 seconds west 1234.68 feet to an iron pin found; thence south 88 degrees 35 minutes 33 seconds east 1436.47 feet to a point; thence north 21 degrees 43 minutes 05 seconds east 64.70 feet to an iron pin found and the true place of beginning of the premises herein intended to be described; thence north 73 degrees 11 minutes 58 seconds west 511.70 feet to a railroad spike; thence north 60 degrees 40 minutes 53 seconds west 55.21 feet to a railroad spike set on the easterly line of James Court as dedicated by plat recorded in Plat Book 18, Page 28; thence along the east line of James Court on a curve to the right having a radius of 475.0 feet an arc length of 82.39 feet (the chord of which bears north 34 degrees 17 minutes 16 seconds east 82.29 feet) to a point; thence continuing along the east line of James Court north 39 degrees 14 minutes 27 seconds east 98.12 feet to a point; thence continuing along the east line of James Court on a curve to the right having a radius of 30 feet an arc length of 24.38 feet (the chord of which bears north 62 degrees 31 minutes 29 seconds east 23.72 feet) to a point; thence continuing along the east line of James Court on a curve to the left having a radius of 50.0 feet an arc length of 40.64 feet (the chord of which bears north 62 degrees 31 minutes 29 seconds east 39.53 feet) to a point; thence south 50 degrees 45 minutes 32 seconds east 30.21 feet to an iron pin; thence south 75 degrees 19 minutes 24 seconds east 416.24 feet to a concrete monument found; thence south 16 degrees 56 minutes 05 seconds west 90.51 feet to an iron pin; thence south 1 degree 39 minutes 40 seconds west 76.95 feet to an iron pin; thence south 21 degrees 43 minutes 05 seconds west 64.66 feet to the true place of beginning, containing two and sixty-five hundredths (2.65) acres more or less.

This description written from a survey made by L. Peter Dinan, Registered Surveyor #5451, November 5, 2001.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

DESCRIPTION

Zanesville-Muskingum County Port Authority

Being a part of Lot 5, Sibley's Subdivision, Plat Book 16, Page 88, Quarter Township 1, Township 1, Range 8, City of Zanesville, Muskingum County, Ohio and being a part of the lands of the Zanesville-Muskingum County Port Authority, Volume 1110, Page 28, Parcel No 86-34-01-01-000 and being more particularly described as follows:

Beginning, for reference, at a 3/8 inch rebar found (Merckle) at the Southwest corner of Sibley's Lot 5; thence, North 02° 00' 26" East, along an existing fence, the City of Zanesville Corporation line, (Plat Book 16, Pages 87 and 88), the Robert D. Vandebark property (Volume 1542, Page 850), and Autumn Healthcare of Zanesville, Inc. (Volume 2035, Page 238), a distance of 373.83 feet to an iron pin set and the true **point of beginning** of the tract to be conveyed; thence continuing North 02° 00' 26" East, along an existing fence, the City of Zanesville Corporation line, and the Robert D. Vandebark property, a distance of 1736.00 feet to an iron pin set on the south line of Fairview Road; thence, with the south line of Fairview Road, 103.70 feet on a curve to the left with a radius of 580.00 feet, a delta angle of 10° 14' 37" and a chord of which bears North 75° 51' 36" East, 103.56 feet to an iron pin set on the Strumco Partners LLC property line (Volume 1145 Page 403); thence, South 01° 57' 01" West, along the Strumco Partners LLC property line, 447.16 feet to an iron pin set; thence, South 88° 02' 59" East, along the Strumco Partners LLC property line, 315.00 feet to an iron pin found (Biedenbach); thence North 01° 57' 01" East, along the Strumco Partners LLC property line (Volume 1146 Page 623), a distance of 410.04 feet to an iron pin found (Biedenbach); thence, South 68°42' 51" East, 295.87 feet to an iron pin set; thence, South 23° 02' 44" East, 533.99 feet to an iron pin set; thence, South 86° 11' 10" East, 303.64 feet to an iron pin set in the west line of the Christian D. Kraps property (Volume 1700, Page 101); thence, South 02° 53' 30" West, along the Christian D. Kraps property line, 481.39 feet to an iron pin found (Merckle); thence, South 86° 06' 00" East, along the Christian D. Kraps property line, 391.51 feet to an iron pin found (Merckle) in the west line of North Pointe Drive, as delineated in Plat Book 18, Pages 119-121; thence, South 30° 12' 17" West, along the west line of North Pointe Drive, 13.88 feet to an iron pin found (Merckle); thence, continuing along the west line of North Pointe Drive, 147.79 feet on a curve to the right, with a radius of 1095.92 feet, a delta angle of 07° 43' 36", and a chord of which bears South 33° 16' 53" West, 147.68 feet to an iron pin found (Biedenbach); thence, continuing along the west line of North Pointe Drive, South 37° 15' 16" West, being the basis of bearings for this description, 826.30 feet to an iron pin found (Hitchens); thence, leaving the west line of North Pointe Drive, North 52° 44' 10" West, along an ingress egress easement of Autumn Healthcare of Zanesville, Inc. (Volume 2035, Page 238), 541.53 feet to an iron pin set; thence along the easement of Autumn Healthcare of Zanesville, Inc., South 37°15' 12" West, 80.01 feet to an iron pin found (Hitchens); thence South 84° 11' 26" West, 564.04 feet, along the property of to Autumn Healthcare of Zanesville, Inc., to the principle place of beginning, passing an iron pin found (Hitchens) at 563.55 feet. The tract as surveyed contains 41.75 acres ±, subject to all legal highways and easements of record.

Iron pins set are 3/8 inch rebar, 30 inches long set flush with the ground with plastic caps # 6651.

Surveyed 03-27-07 by Thomas E. Snyder.

APPROVED FOR CLOSURE

TEB 3/30/2007

Excepting from the above described property, the following easements:

Ingress Egress Easement

EXEMPT FROM PLANNING COMMISSION

TEB 3/30/2007

The above described tract is subject to the following ingress egress easement:

Beginning, for reference, at a 3/8 inch rebar found (Merckle) at the Southwest corner of Sibley's Lot 5; thence, North 02° 00' 26" East, along an existing fence, the City of Zanesville Corporation line, (Plat Book 16, Pages 87 and 88), the Robert D. Vandebark property (Volume 1542, Page 850), and Autumn Healthcare of Zanesville, Inc. (Volume 2035, Page 238), a distance of 1691.47 feet to a point and the true **point of beginning** of the ingress egress easement; thence continuing, North 02° 00' 26" East, 418.36 feet to an iron pin set on the south line of Fairview Road; thence, with the south line of Fairview Road, 103.70 feet on a curve to the left with a radius of 580.00 feet, a delta angle of 10° 14' 37" and a chord of which bears North 75° 51' 36" East, 103.56 feet to an iron pin set on the Strumco Partners LLC property line (Volume 1145 Page 403); thence, South

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DESCRIPTION CONTINUED

01° 57' 01" West, along the Strumco Partners LLC property line, 447.16 feet to an iron pin set; thence North 78° 59' 34" East, 99.92 feet to the **terminus of the easement**.

Utility Easement 1

The above described tract is subject to the following 20 foot wide utility easement the centerline of which is described as follows:

Beginning, for reference, at a 5/8 inch rebar found (Merckle) at the Southwest corner of Sibley's Lot 5; thence North 02° 00' 26" East, along an existing fence, the City of Zanesville Corporation line, (Plat Book 16, Pages 87 and 88), the Robert Dale Vandebark property (Volume 1542, Page 850), and Autumn Healthcare of Zanesville, Inc. (Volume 2035, Page 238), a distance of 373.83 feet to a point; thence North 84° 11' 26" East, 564.04 feet to an iron pin found (Hitchens); thence North 37° 15' 12" East, 80.01 feet to an iron pin set; thence South 52° 44' 10" East, 268.47 feet to a point and **place of beginning** of the centerline of the easement; thence, North 03° 53' 39" East, 238.11 feet to a point; thence, North 20° 38' 31" East, 37.58 feet to a point; thence, North 66° 00' 21" East 837.10 feet to a point; thence, North 19° 34' 24" East 16.02 feet to the **terminus of the easement**.

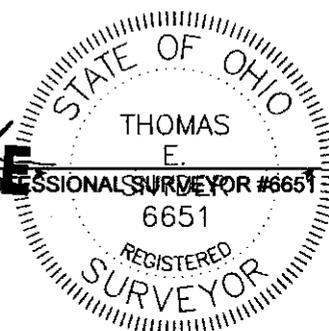
Utility Easement 2

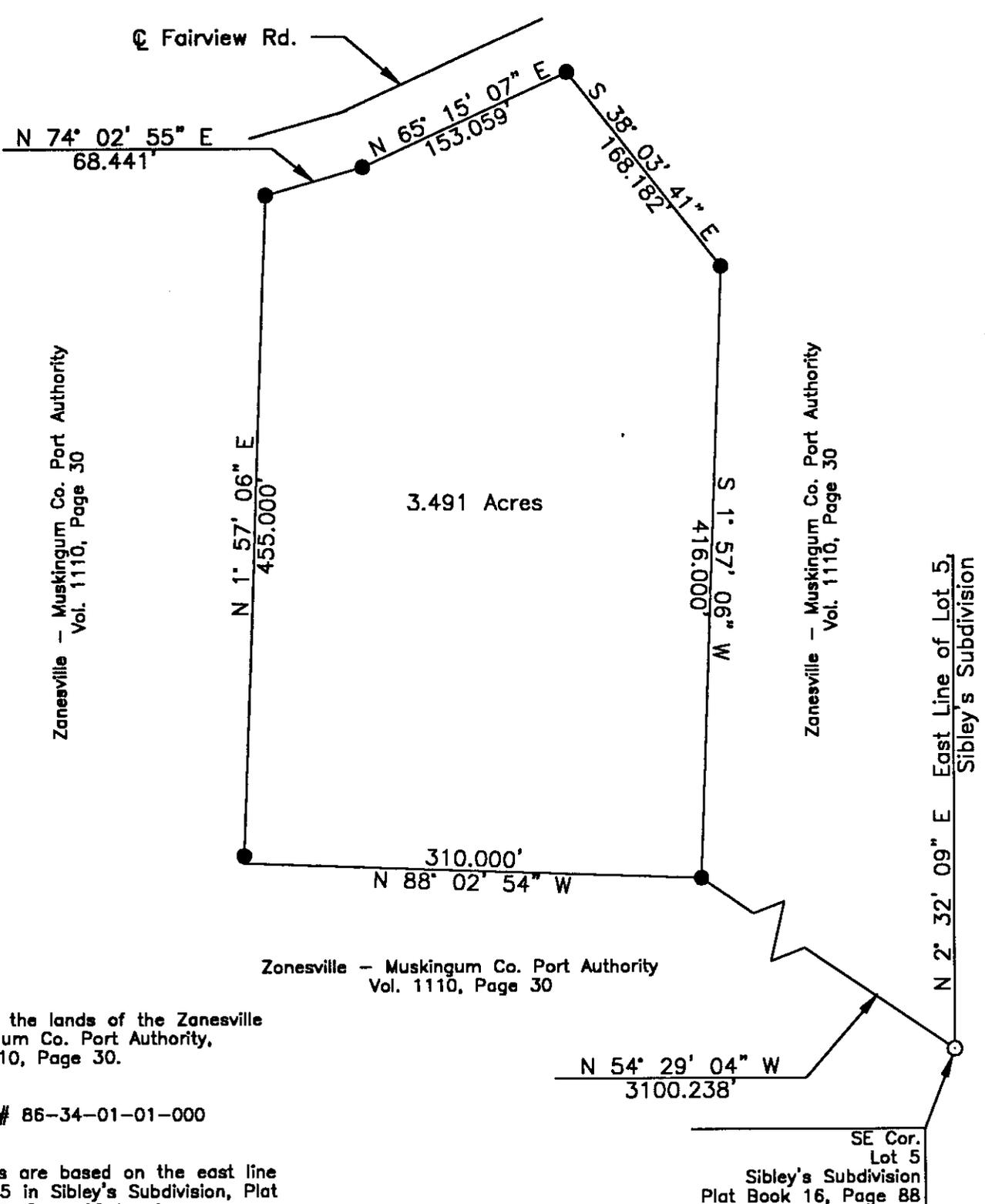
The above described tract is subject to the following 20 foot wide utility easement the centerline of which is described as follows:

Beginning, for reference, at a 5/8 inch rebar found (Merckle) at the Southwest corner of Sibley's Lot 5; thence North 02° 00' 26" East, along an existing fence, the City of Zanesville Corporation line, (Plat Book 16, Pages 87 and 88), the Robert Dale Vandebark property (Volume 1542, Page 850), and Autumn Healthcare of Zanesville, Inc. (Volume 2035, Page 238), a distance of 373.83 feet to a point; thence North 84° 11' 26" East 564.04 feet to an iron pin found (Hitchens); thence South 52° 44' 15" East, 541.53 feet to an iron pin found (Hitchens) on the west line of North Pointe Drive; thence, along the west line of North Pointe Drive, North 37° 15' 16" East, 906.30 feet to an iron pin found (Biedenbach); thence, continuing along the west line of North Pointe Drive, 147.79 feet on a curve to the left, with a radius of 1095.92 feet, a delta angle of 07° 43' 36", and a chord of which bears North 33° 16' 53" East, 147.68 feet to an iron pin found (Merckle); thence, continuing along the west line of North Pointe Drive, North 30° 12' 17" East, 13.88 feet to an iron pin found (Merckle); thence, leaving the west line of North Pointe Drive, thence, North 86° 06' 00" West, 120.79 feet to the **point of beginning** of the centerline of the easement; thence, South 55° 38' 57" West, 107.88 feet to a point; thence, North 40° 23' 07" West, 93.30 feet to the **terminus of the easement**.

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THOMAS E. SNYDER
PO Box 2412
Zanesville, Ohio 43702





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Zanesville - Muskingum Co. Port Authority
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Part of the lands of the Zanesville
Muskingum Co. Port Authority,
Vol. 1110, Page 30.

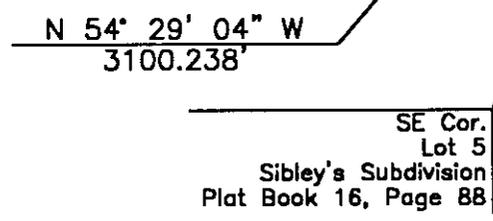
Parcel # 86-34-01-01-000

Bearings are based on the east line
of Lot 5 in Sibley's Subdivision, Plat
Book 16, Page 88 bearing
N 2° 32' 09" E.

Iron pins set are 5/8 inch rebar,
30 inches long, with plastic
identification caps set flush with
the ground.

Except as specifically stated or shown on this
plat, this survey does not purport to reflect any
of the following which may be applicable to the
subject real estate; easements, other than
possible easements that were visible at the time
of making of this survey; building setback lines;
restrictive covenants; subdivision restrictions;
zoning or other land use regulations, and any
other facts that an accurate and current title
search may disclose.

Surveyor has made no investigation or
independent search for easements of record,
encumbrances, restrictive covenants, ownership
title evidence, or any other facts that an
accurate and current title search may disclose.



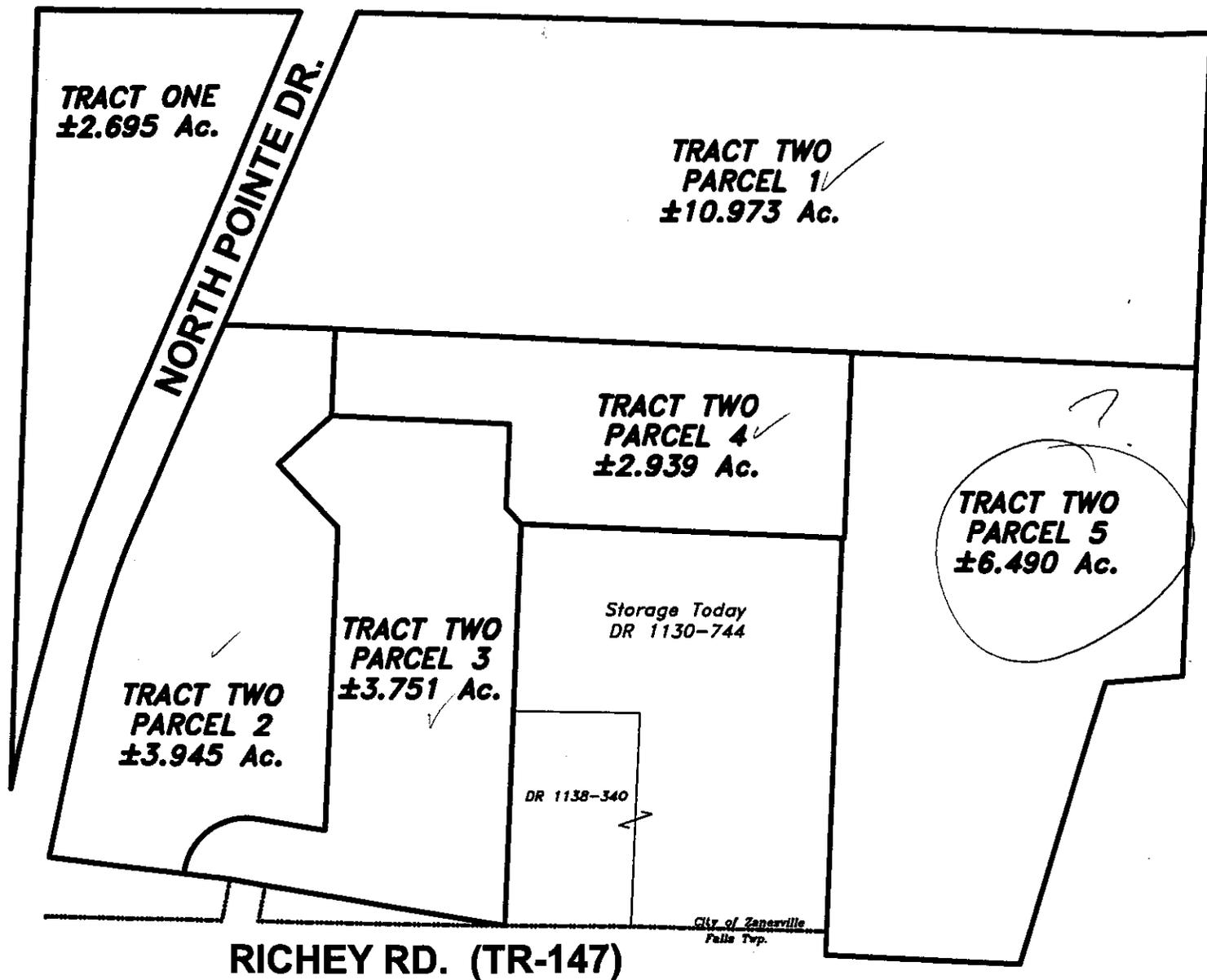
1" = 100'



The J&W Company 1218 St. Rt. 93 NE New Lexington, Ohio 43764 (614) 342-5131		
SURVEY FOR: <u>Ohio Textile Services</u>		
<ul style="list-style-type: none"> ● IRON PIN SET ○ IRON PIN FOUND ⊕ POST ▲ RAILROAD SPIKE SET △ RR SPIKE FOUND ⊙ FOUND ×× FENCE ○ POINT 	DATE: <u>5/6/98</u> RANGE: <u>8 W</u> TOWNSHIP: <u>1 N</u> SECTION: <u>1/4 Twp. 1</u> POL. TWP: <u>Falls</u> COUNTY: <u>Muskingum</u> SCALE: <u>1" = 100'</u> STATE OF OHIO	
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RONALD M. MERCKLE OHIO REG. SURVEYOR NO. 6473	THOMAS C. WILSON OHIO REG. SURVEYOR NO. 6465	

TRACT and PARCEL LOCATIONS

Jay F. Vinsel
Bradley M. Stubbs
James P. Hardcastle
DR 1134-724



Zanesville - Muskingum Port Authority
DR 1110-30

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Project No.: MITCH-107

