

DESCRIPTION FOR CONVEYANCE

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NOT RECORDABLE

BEING ALL OF THE TRACTS CONVEYED TO BOURY BROTHERS REALTY CORPORATION BY DEED RECORDED IN DEED BOOK VOLUME 849, PAGE 227 (PARCEL NUMBER 1 AND PARCEL NUMBER 2) AND BY DEED RECORDED IN DEED BOOK VOLUME 849, PAGE 119 (0.227 MORE OR LESS ACRE TRACT) OF THE MUSKINGUM COUNTY DEED RECORDS; SITUATED IN THE 4TH QUARTER OF TOWNSHIP 1, RANGE 8 OF THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT NUMBER 4 AS DESCRIBED IN THE CASE OF JOHN REDMAN, AS ADMINISTRATOR OF THE JAMES RICHEY ESTATE, AGAINST JOHN RICHEY, ET.AL. AS RECORDED IN COMMON PLEAS COURT RECORDS IN VOLUME "X", PAGE 80 AND VOLUME "Y", PAGE 480 OF THE RECORDS OF MUSKINGUM COUNTY; THENCE ALONG THE CENTER OF THE OLD NATIONAL ROAD SOUTH 73 DEGREES 05 MINUTES 03 SECONDS EAST 141.00 FEET (BY DEED) TO A P/K NAIL SET, SAID P/K NAIL BEING THE PLACE OF BEGINNING OF THE PREMISES HEREIN INTENDED TO BE DESCRIBED; THENCE CONTINUING ALONG THE SAID CENTER SOUTH 73 DEGREES 05 MINUTES 03 SECONDS EAST 298.71 FEET TO A P/K NAIL SET; THENCE LEAVING THE SAID CENTER SOUTH 05 DEGREES 32 MINUTES 00 SECONDS WEST 40.80 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE SOUTH RIGHT-OF-WAY LINE OF SAID OLD NATIONAL ROAD; THENCE ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 73 DEGREES 05 MINUTES 03 SECONDS EAST 85.00 FEET TO AN IRON PIN SET ON THE WEST RIGHT-OF-WAY LINE OF TOWNSHIP ROAD NUMBER 420 (NOW KNOWN AS COUNTY ROAD NUMBER 420) 51.20 FEET LEFT OF STATION 4+19.95 CENTERLINE SURVEY MADE IN 1965 BY THE OHIO DEPARTMENT OF HIGHWAYS; THENCE CONTINUING SOUTH 73 DEGREES 05 MINUTES 03 SECONDS EAST 21.20 FEET TO AN IRON PIN SET AT 30.00 FEET LEFT OF SAID STATION 4+19.95; THENCE SOUTH 16 DEGREES 54 MINUTES 57 SECONDS WEST 251.00 FEET TO AN IRON PIN SET AT 30.00 FEET LEFT OF P.T. STATION 1+68.95 (COUNTY ROAD 420); THENCE SOUTH 25 DEGREES 27 MINUTES 33 SECONDS WEST 70.44 FEET TO AN IRON PIN SET ON THE NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF UNITED STATES ROUTE 40; THENCE NORTH 70 DEGREES 31 MINUTES 23 SECONDS WEST 31.49 FEET ALONG THE SAID LIMITED ACCESS RIGHT-OF-WAY LINE TO AN IRON PIN SET 86.80 FEET LEFT OF STATION 1243+51.70 OF THE CENTERLINE SURVEY MADE IN 1941 OF STATE ROUTE 40; THENCE SOUTH 05 DEGREES 32 MINUTES 00 SECONDS WEST 90.34 FEET TO THE SAID CENTER OF STATE ROUTE 40; THENCE NORTH 68 DEGREES 23 MINUTES 06 SECONDS WEST 301.33 FEET ALONG THE SAID CENTER TO A POINT; THENCE NORTH 05 DEGREES 05 MINUTES 43 SECONDS EAST 78.91 FEET TO AN EXISTING AXLE AT 75.65 FEET LEFT OF STATION 1240+51.33 OF SAID CENTER LINE, SAID AXLE ALSO BEING THE SOUTHEAST CORNER OF A 0.573 MORE OR LESS ACRE TRACT CONVEYED TO THE HARTLEY COMPANY BY DEED RECORDED IN DEED BOOK VOLUME 755, PAGE 200; THENCE CONTINUING NORTH 05 DEGREES 05 MINUTES 43 SECONDS EAST 353.38 FEET ALONG THE EAST LINE OF SAID 0.573 MORE OR LESS ACRE TRACT AND ALONG THE EAST LINE OF A TRACT CONVEYED TO PATRICIA I. HANKINSON BY DEED RECORDED IN DEED BOOK VOLUME 774 PAGE 229 TO THE PLACE OF BEGINNING, PASSING AN EXISTING AXLE AT 200.72 FEET AND AN EXISTING IRON PIN (5/8 INCH REBAR) AT 312.51 FEET.

CONTAINING 3.504 MORE OR LESS ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAYS OF THE OLD NATIONAL ROAD, COUNTY ROAD 420 AND UNITED STATES ROUTE 40; ALSO SUBJECT TO AN INGRESS AND EGRESS EASEMENT RECORDED IN DEED BOOK VOLUME 628, PAGE 69 OF THE MUSKINGUM COUNTY DEED RECORDS.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF THE 2.97 MORE OR LESS ACRE AND 0.31 MORE OR LESS ACRE TRACTS AS CONVEYED TO BOURY BROTHERS REALTY, CORPORATION BY DEED RECORDED IN DEED BOOK VOLUME 828, PAGE 227 OF THE MUSKINGUM COUNTY DEED RECORDS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY AND DESCRIPTION TO BE CORRECT AS SURVEYED BY ME, THIS 19TH DAY OF JANUARY 1987.

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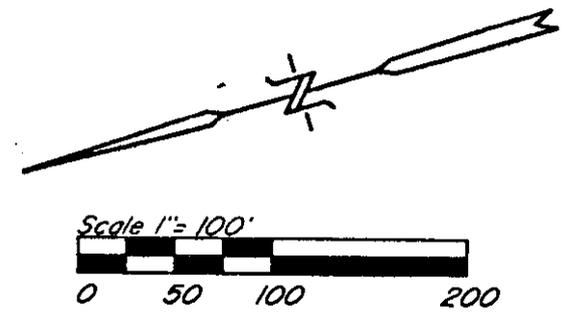
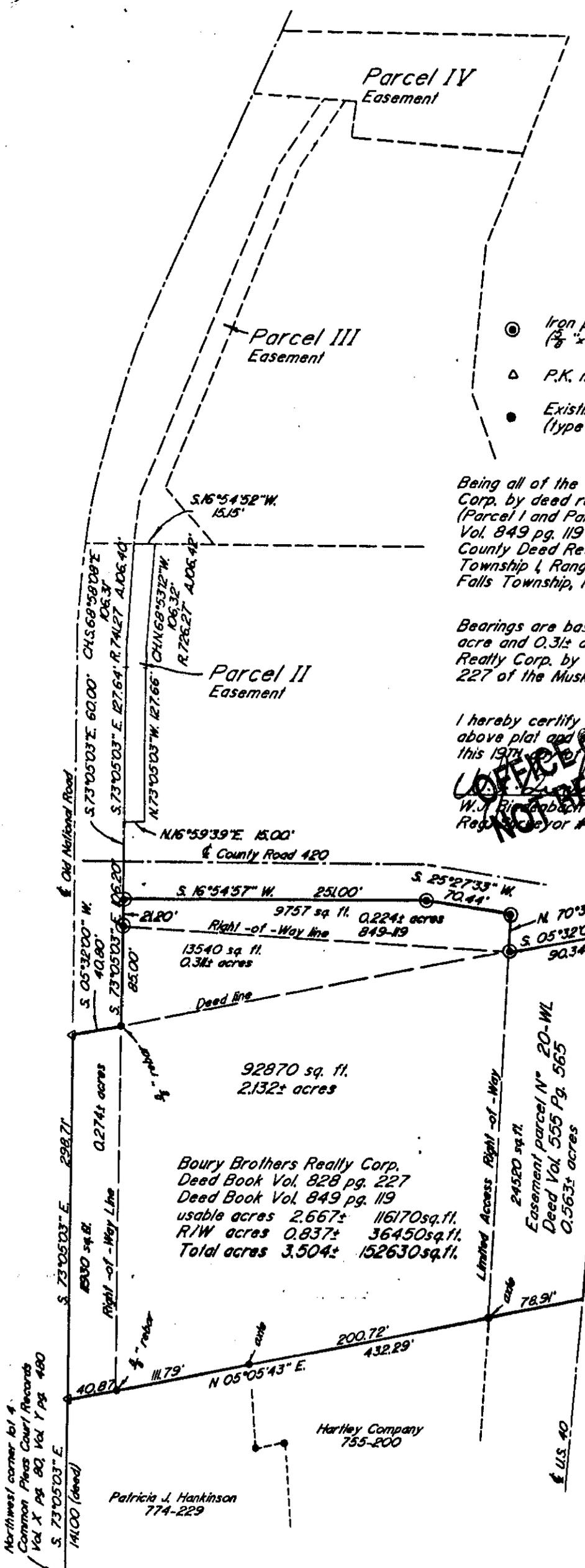
W. H. DENRAC
REGISTERED SURVEYOR #5718

D2565 MCDONALD'S CORP

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. J. Namb
7-14-87

17-96-01-22
2605 W. Pike



- ⊙ Iron pin set
($\frac{3}{8}$ " x 30" rebar w/ plastic id. cap)
- △ P.K. nail set
- Existing iron pin
(type indicated)

Being all of the tracts conveyed to Boury Brothers Realty Corp. by deed recorded in Deed Book Vol. 828 pg. 227 (Parcel I and Parcel 2) and by deed recorded in Deed Book Vol. 849 pg. 119 (0.227± acre tract) of the Muskingum County Deed Records; situated in the 4th Quarter of Township 4, Range 8, of the United States Military Lands, Falls Township, Muskingum County, Ohio.

Bearings are based on the previous survey of the 2.97± acre and 0.31± acre tracts as conveyed to Boury Brothers Realty Corp. by deed recorded in Deed Book Vol. 828 pg. 227 of the Muskingum County Deed Records.

I hereby certify to the best of my knowledge and belief the above plat and survey to be correct as surveyed by me, this 19th day of January, 1987.

OFFICIAL COPY
NOT RECORDED

W. J. Biedenbach
Registered Surveyor #5718



- References:
- Deed Vol. 803 Pg. 29
 - Deed Vol. 828 Pg. 227
 - Deed Vol. 824 Pg. 136
 - Deed Vol. 628 Pg. 68
 - Deed Vol. 849 Pg. 119
 - Survey of 0.402± acres
 - Survey of 4.207± acres
 - Easement parcel 20-WD and 20-WL (Deed Book Vol. 555 Pg. 564-566)

DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER

BY J. Y. Namb
7-14-87

- Par. N° 17-17-96-01-20-000 (all)
- Par. N° 17-17-96-01-21-000 (all)
- Par. N° 17-17-96-01-22-000 (all)

W. J. BIEDENBACH & ASSOC.
Surveying & Mapping
3120 Lisa Ln. Zanesville, Ohio 43701
(614) 453-4850

Drawn by AB	Date 01-19-87
Scale 1" = 100'	Checked by <u>AB</u>

Northwest corner lot 4
Common Pleas Court Records
Vol. X pg. 80, Vol. Y pg. 460
S. 73°05'03" E
141.00 (deed)

Patricia J. Hankinson
774-229

Hartley Company
755-200

U.S. 40