

7660 RIDGE RD

25-70-02-28



S.A. ENGLAND & ASSOCIATES

Professional Land Surveying
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Exhibit "A" Legal Description TRACT 'A': 68.016 ACRES

Situated in the Township of Hopewell, County of Muskingum, State of Ohio, and being a part of Section 2, Township 18N, Range 15W, and being more particularly described as follows;

Being a Survey of a part of an original 232.71 acre parcel conveyed to RORC, Inc., as recorded in Deed Volume 1161, Page 892, also being all of an 8.18 acre parcel recorded in Deed Volume 1161, Page 890, in the Muskingum County Deed Records, and being part of Auditor's Parcel No. 25-70-02-04-000, being all of Auditor's Parcel No. 25-70-02-12-000, and being further described as follows;

Commencing at an iron pin found marking the Southeast corner of Section 2, also being the Southeast corner of said parcel conveyed to RORC, Inc., and being the Northeast corner of a parcel conveyed to Stephen F. Weaver, as recorded in Deed Volume 1122, Page 235;

Thence, N 00°04'12" W 1980.00 feet with the East line of Section 2 and said parcel conveyed to RORC, Inc., to a mag nail set in the centerline of Morgan Road (Co. Road 123), and being the PRINCIPLE PLACE OF BEGINNING of the 68.016 acre parcel herein to be described;

Thence leaving said Section Line and the centerline of Morgan Road with a line across said parcel conveyed to RORC, Inc., with the following eleven (11) courses and distances:

- 1) S 89°56'16" W 872.94 feet to an iron pin set, and passing over an iron pin set at 30.00 feet;
- 2) N 00°04'12" W 627.42 feet to an iron pin set;
- 3) S 89°56'16" W 119.27 feet to an iron pin set;
- 4) S 29°23'03" W 283.96 feet to an angle point;
- 5) S 29°33'52" W 95.14 feet to an angle point;
- 6) S 36°43'01" W 324.34 feet to an angle point;
- 7) S 49°29'55" W 119.80 feet to an angle point;
- 8) S 63°30'27" W 186.93 feet to an angle point;
- 9) S 79°08'08" W 525.02 feet to an angle point;
- 10) S 82°06'57" W 520.68 feet to an angle point;
- 11) S 89°25'24" W 217.56 feet to a stone found on the West line thereof, and being on the East line of a parcel conveyed to Rose F. Karch, as recorded in Deed Volume 1079, Page 464;

Thence with the common boundary between said parcel conveyed to RORC, Inc., and said parcel conveyed to Karch along an existing fence line, with the following four (4) courses and distances:

- 12) N 00°10'00" W 528.81 feet to an iron pin found;
- 13) S 89°50'22" E 330.00 feet to an iron pin found;
- 14) N 00°05'51" W 426.22 feet to an iron pin found;
- 15) S 89°50'42" W 1007.55 feet to an iron pin found marking the Southeast corner of a parcel conveyed to Marie Porter, Executrix, as recorded in Deed Volume 641, Page 208;

Thence, N 01°41'02" W 378.49 feet continuing with the boundary of said parcel conveyed to RORC, Inc., the same being the East line of said parcel conveyed to Porter, to an iron pin found on the South Limited Access Right of Way line of Interstate Route 70, as recorded on Plan No. MUS-70-(0.78)(1.43)LIC-70-29.80, as recorded at the Ohio Department of Transportation District 5 Office in Jacksontown, Ohio;

Thence with the North line of said parcel conveyed to RORC, Inc., the same being the South Limited Access Right of Way Line of Interstate Route 70, with the following eight (8) courses and distances:

- 16) S 84°29'49" E 554.16 feet to an angle point;
- 17) N 77°14'55" E 213.83 feet to an angle point;
- 18) S 83°21'16" E 259.94 feet to an angle point;
- 19) S 74°35'34" E 402.09 feet to an angle point;
- 20) N 71°02'30" E 374.42 feet to an angle point;
- 21) S 77°34'30" E 360.76 feet to an angle point;
- 22) N 81°21'50" E 257.90 feet to an iron pin found;
- 23) S 89°31'07" E 1022.43 feet to an iron pin found on the West Right of Way line of Ridge Road (Co. Road 34);

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Thence with the West Right of Way line of Ridge Road, with the following two (2) courses and distances:

- 24) S 24°10'53" E 133.69 feet to an angle point;
- 25) S 63°11'48" E 121.53 feet to an angle point;

Thence with the West Right of Way line of Morgan Road with the following four (4) courses and distances:

- 26) S 00°04'11" E 115.00 feet to an angle point;
- 27) S 18°11'41" W 105.00 feet to an angle point;
- 28) S 23°49'11" E 81.64 feet to an angle point;
- 29) S 90°00'00" E 16.50 feet to a mag nail set in the centerline of Morgan Road, being on the East line of said parcel conveyed to RORC, Inc., and being on the East line of Section 2;

Thence, S 00°04'12" E 497.54 feet with the centerline of Morgan Road, the same being the East line of Section 2 and said parcel conveyed to RORC, Inc., to the **PRINCIPLE PLACE OF BEGINNING**, and containing 68.016 acres, more or less, and subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

Bearings of the above description are based on the South line of Section 2 as being S 89°56'16" W, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" o.d. iron pins 30" long with yellow caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England & Associates, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in May of 2003.

Dated 5/20/03

Scott A. England P.S.
Ohio Registered Surveyor #7452

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY

6-2-2003

1203-03AMU

ADDRESS UNIT

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY ASB
6-3-2003

TRACT 'A'
68.016 Acres

TRACT 'B'
20.040 Acres

TRACT 'C'
80.108 Acres

TRACT 'D'
72.081 Acres

SECTION 1

SECTION 2

MORGAN ROAD (CO. ROAD 122)

RIDGE ROAD (CO. ROAD 124)

Limited Access Right of Way Line

Place of Beginning TRACT 'A'

Place of Beginning TRACT 'B'

Place of Beginning TRACT 'C'

Place of Beginning TRACT 'D' & SE CORNER SECTION 2

**DEED VOLUME 1161, PAGE 890
8.18 Acres
Parcel No. 25-70-02-12-000**

**DEED VOLUME 1161, PAGE 892
232.71 ACRES
Parcel No. 25-70-02-04-000**

**Marie Porter, Executrix
Deed Volume 641, Page 208**

**Rose F. Karch
Deed Volume 1079, Page 464**

**Rose F. Karch
Deed Volume 957, Page 349**

**Stephen F. Weaver
Deed Volume 1122, Page 235**

Bearings and Distances:
S 84°29'49" E 554.16'
N 01°41'02" W 378.49'
S 89°50'42" W 1007.55'
N 09°05'51" W 426.22'
S 89°50'22" E 330.00'
N 00°10'00" W 528.81'
N 89°25'24" E 1136.27'
N 89°56'16" E 1353.83'
S 67°05'32" E 976.58'
N 00°17'50" W 1673.34'
N 00°17'50" W 1121.12'
S 89°56'16" W 4010.41'
N 89°56'16" E 3115.76'
S 89°56'16" W 872.94'
N 00°04'12" E 872.94'
N 89°56'16" E 872.94'
N 00°04'12" W 627.42'
N 00°04'12" W 1000.00'
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N 82°06'57" E 520.68'
N 79°08'08" E 525.02'
N 89°56'16" E 525.02'
S 89°31'07" E 1022.43'
N 01°41'02" W 378.49'

LINE	BEARING	DISTANCE
(A)	N 77°14'55" E	213.83'
(B)	S 83°21'16" E	259.94'
(C)	S 74°35'34" E	402.09'
(D)	N 71°02'30" E	374.42'
(E)	S 77°34'30" E	360.76'
(F)	N 81°21'50" E	257.90'
(G)	S 24°10'53" E	133.69'
(H)	S 63°11'48" E	121.53'
(I)	S 00°04'11" E	115.00'
(J)	S 18°11'41" W	105.00'
(K)	S 23°49'11" E	81.64'
(L)	S 90°00'00" E	16.50'
(M)	N 63°30'27" E	186.93'
(N)	N 49°29'55" E	119.80'
(O)	N 36°43'01" E	324.34'
(P)	N 29°33'52" E	95.14'
(Q)	N 29°23'03" E	283.96'
(R)	N 89°56'16" E	119.27'

- - Iron Pin Fender
- - Iron Pin Set
24" Tail with a Yellow Cap
Labelled I.A. England #7432
- - Stone Fender
- △ - Mag Spill Stop

I Hereby Certify That An Actual Survey Of
The Premises Was Made And That This Plat
Is Correct To The Best Of My Knowledge.

Scott A. England, P.S.
 Licensed Registered Surveyor #7452

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