

## Tract VI

Situated in the State of Ohio, County of Muskingum, and Township of Muskingum:

Being a part of the southwest quarter of Section 22, Township 2, Range 8, of the United States Military Lands, Muskingum Township, Muskingum County, Ohio and being further described as follows:

Commencing for reference at the southeast corner of said southwest quarter; thence North 01 degrees 36 minutes 53 seconds East, with the east line of said southwest quarter section, a distance of 605.00 feet to a point; thence North 87 degrees 37 minutes 55 seconds West, a distance of 626.48 feet to an iron pin found, said iron pin found marking the southwest corner of property conveyed to E & K Colopy, Vol. 2000/Page 228; thence North 87 degrees 55 minutes 53 seconds West, a distance of 988.69 feet to an iron pin found, passing iron pins found on the south line of Tanco Development, LLC parcel, Vol. 1120/Page 223, at 40.15 feet, 179.80 feet, 319.97 feet, 369.97 feet, 510.02 feet, 650.03 feet, 789.96 feet. Said iron pin found marking the northwest corner of property conveyed to J & C McLendon, Vol. 2234/Page 844, and a point on the easterly Right-of-way line of State Route 60; thence North 09 degrees 17 minutes 15 seconds West, a distance of 392.58 feet to an iron pin found, said iron pin found being the southwest corner of property conveyed to Mid Ohio Properties LLC, Vol. 2248/Page 913; thence South 87 degrees 37 minutes 55 seconds East, a distance of 344.60 feet to a point on the southerly line of said Mid Ohio Properties LLC property, said point being also the **TRUE POINT OF BEGINNING** of the parcel herein described:

thence South 87 degrees 37 minutes 55 seconds East, a distance of 575.23 feet along said southerly Mid Ohio Properties LLC line to a point;

thence through the lands conveyed to Tanco Development, LLC, Vol. 1120/Page 223, the following six (6) courses:

South 03 degrees 15 minutes 58 seconds West, a distance of 174.18 feet to a point;

North 89 degrees 37 minutes 55 seconds West, a distance of 136.50 feet to a point;

Along a curve to the left, a distance of 137.07 feet, said curve having a chord bearing North 74 degrees 40 minutes 17 seconds West, a chord length of 109.15 feet, a radius of 60.00 feet, to a point;

Along a curve to the right, a distance of 23.55 feet, said curve having a chord bearing South 66 degrees 52 minutes 02 seconds West, a chord length of 22.69 feet, a radius of 25.00 feet, to a point;

North 86 degrees 08 minutes 55 seconds West, a distance of 323.38 feet to a point;

North 07 degrees 30 minutes 52 seconds East, a distance of 156.47 feet to a point, said point being on the southerly line of said Mid Ohio Properties LLC, and being also the **TRUE POINT OF BEGINNING**. Containing 2.1406 acres  $\pm$ .

Bearings in the above description are based on the East Right-of-Way line of State Route 60 being South 09 degrees 17 minutes 15 seconds East.

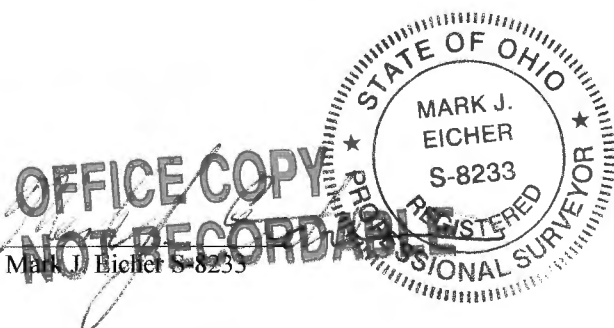
Iron pins set are 5/8" rebar 30" long with plastic ID caps Eicher S-8233.

Subject to all right of ways, easements, restrictions, zoning regulations, either written or implied.

Part of Parcel: 44-44-48-01-18-003

Prior Deed Reference: Volume 1120, Page 223; Plat Book 19, Pages 107 & 108, Plat Book 19, Pages 153 & 154

This legal description was prepared by Mark J. Eicher (PS# 8322) and is based on record documents and a field survey completed on May 30, 2008.



DESCRIPTION  
APPROVED  
By: *[Signature]* 11/22/2011

10-26-11  
Date

## EXHIBIT A

## UNITS 3140 &amp; 3150, 3090 &amp; 3110, 3115, 3105 &amp; 3020, 3050 &amp; 3060 NORTHERN PLACE CONDOMINIUMS

TANCO DEVELOPMENT, LLC 9.010 ACRES±  
DEED VOL 1120/PG 223NORTHERN PLACE CONDOMINIUMS  
SECOND AMENDMENTORIGINAL PLAT - PLAT BOOK 19, PAGES 107 & 108 - 1st AMENDMENT - PLAT BOOK 19, PAGES 153 & 154  
4.988 ACRES FROM DEED VOL. 1120/PG. 223(4.516 ACRES FROM 1ST AMENDMENT PLUS AN ADDITIONAL 0.472 ACRES FROM THIS AMENDMENT)  
OF 9.010 TOTAL ACRES FOR CONDOMINIUM DEVELOPMENT

ADDITIONAL PROPERTIES 4.022 ACRES, REMAINING FOR DEVELOPMENT.

STATE OF OHIO  
MUSKINGUM COUNTY  
MUSKINGUM TOWNSHIPSOUTHWEST QUARTER OF SECTION 22  
TOWNSHIP 2, RANGE 8, U.S.M.L.MID OHIO PROPERTIES LLC  
VOL. 2248 / PG. 913TANCO  
VOL. 1120 / PG. 223  
9.010 ACRES +/-

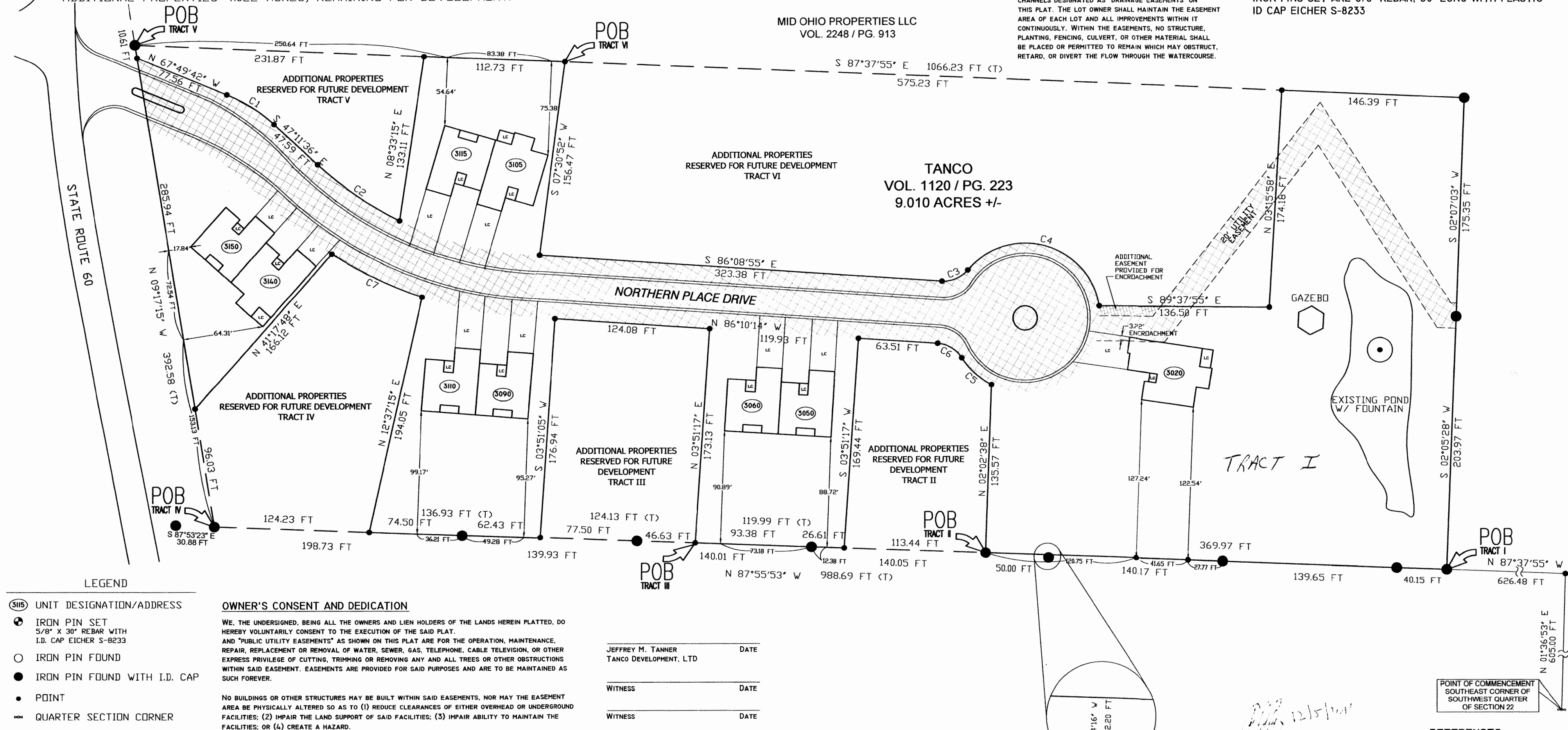
UNIT NUMBER	BUILDING		UNIT AREA		TOTAL AREA		TOTAL COMMON AREAS		% OWNERSHIP OF COMMON AREA
	S.F.	ACRES	S.F.	ACRES	S.F.	ACRES	S.F.	ACRES	
3150	1982.23	0.045	330.86	0.008	2293.09	0.053	192659.71	4.423	9.31
3140	2156.74	0.050	455.33	0.010	2611.57	0.060	192659.71	4.423	10.61
3110	1976.87	0.045	708.71	0.016	2685.58	0.062	192659.71	4.423	10.91
3090	1942.11	0.045	659.87	0.015	2601.98	0.060	192659.71	4.423	10.57
3115	1945.81	0.045	747.39	0.017	2693.00	0.062	192659.71	4.423	10.94
3105	2151.7	0.049	863.83	0.020	3015.33	0.069	192659.71	4.423	12.25
3020	2565.95	0.059	934.97	0.021	3500.92	0.080	192659.71	4.423	14.22
3060	1976.87	0.045	652.87	0.015	2629.74	0.060	192659.71	4.423	10.68
3050	1942.11	0.045	644.25	0.015	2586.36	0.059	192659.71	4.423	10.51

## DRAINAGE STATEMENT

THE COUNTY ENGINEER ASSUMES NO LEGAL OBLIGATION TO MAINTAIN OR REPAIR ANY OPEN DRAINAGE DITCHES OR CHANNELS DESIGNATED AS "DRAINAGE EASEMENTS" ON THIS PLAT. THE LOT OWNER SHALL MAINTAIN THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT CONTINUOUSLY. WITHIN THE EASEMENTS, NO STRUCTURE, PLANTING, FENCING, CULVERT, OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR DIVERT THE FLOW THROUGH THE WATERCOURSE.

## NOTE:

BEARINGS ON THIS PLAT ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF S.R. 60 BEING SOUTH 09°17'15" EAST IRON PINS SET ARE 5/8" REBAR, 30" LONG WITH PLASTIC ID CAP EICHER S-8233



## LEGEND

- UNIT DESIGNATION/ADDRESS
- IRON PIN SET  
5/8" X 30" REBAR WITH  
I.D. CAP EICHER S-8233
- IRON PIN FOUND
- IRON PIN FOUND WITH I.D. CAP
- POINT
- QUARTER SECTION CORNER
- LIMITED COMMON ELEMENTS
- DESIGNATED UTILITY EASEMENT
- DESIGNATED ADDITIONAL UTILITY EASEMENT

## OWNER'S CONSENT AND DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT, AND "PUBLIC UTILITY EASEMENTS" AS SHOWN ON THIS PLAT ARE FOR THE OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, TELEPHONE, CABLE TELEVISION, OR OTHER EXPRESS PRIVILEGE OF CUTTING, TRIMMING OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENT. EASEMENTS ARE PROVIDED FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR ABILITY TO MAINTAIN THE FACILITIES; OR (4) CREATE A HAZARD.

JEFFREY M. TANNER  
TANCO DEVELOPMENT, LTD

WITNESS DATE

WITNESS DATE

## AUDITOR

TRANSFERRED DATE: \_\_\_\_\_

DEBRA J. NYE, AUDITOR

DESCRIPTION APPROVED FOR  
AUDITOR'S TRANSFER

DATE: 12/5/2011

ANDREW SWINEHART

## PLANNING COMMISSION APPROVAL

MUSKINGUM COUNTY PLANNING COMMISSION

PURSUANT TO ORC 711.09  
THIS PLAT WAS APPROVED BY THE MUSKINGUM COUNTY  
PLANNING COMMISSION, ON THIS 5 DAY OF DEC  
2011.

EXECUTIVE DIRECTOR

## CERTIFICATE OF NOTARY PUBLIC

STATE OF OHIO, COUNTY OF MUSKINGUM  
BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY, 2011 BEFORE  
ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE,  
PERSONALLY CAME \_\_\_\_\_, WHO ACKNOWLEDGED THE  
SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR  
VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY  
HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

SIGNATURE: \_\_\_\_\_

PRINT NAME HERE: \_\_\_\_\_

## CERTIFICATE OF PROJECT ENGINEER

I CERTIFY THAT THIS DRAWING CONSISTING  
OF 3 SHEETS, ACCURATELY SHOWS EACH  
BUILDING OF NORTHERN PLACE, A CONDOMINIUM  
DEVELOPMENT.

MARK J. EICHER  
REGISTERED ENGINEER No. E-65010

## CERTIFICATE OF SURVEYOR

I CERTIFY THAT THIS DRAWING CONSISTING  
OF 3 SHEETS, ACCURATELY REFLECTS THE  
LOCATIONS OF IMPROVEMENTS AND RECORDED  
EASEMENTS OF NORTHERN PLACE, A CONDOMINIUM  
DEVELOPMENT.

MARK J. EICHER  
REGISTERED SURVEYOR No. S-8233REFERENCES  
deeds as noted  
county tax records  
existing monumentation  
ODOT plans for SR 60

SHEET 1 OF 2

EICHER ENGINEERING  
AND CONSULTING47 NORTH 4TH STREET, SUITE 204  
ZANESVILLE, OHIO 43701  
(740) 450-9309ALL OF PARCEL NUMBER:  
44-44-48-01-18-003

0 60 120

NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	ARC LENGTH
C1	N 57°30'39" W	44.78	125.00	45.02
C2	S 55°31'13" E	79.65	275.00	79.93
C3	N 66°52'02" E	22.69	25.00	23.55
C4	S 74°40'17" E	109.15	60.00	137.07
C5	S 47°43'10" E	32.35	60.00	32.75
	59°07'35" E	22.73	25.00	23.60
	64°23'34" E	80.30	325.00	80.50