

**Tract I**  
**First Amendment**

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, as found in Plat Book 19, Page 153 of the Muskingum County Plat Records, 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. 1587/Page 483. Said pin found being also the **TRUE POINT OF BEGINNING**, of the parcel herein described;

thence North 87 degrees 55 minutes 53 seconds West, a distance of 369.97 feet to an iron pin found, said iron pin found being also the northeast corner of property conveyed to Tanco Development, Ltd. Vol. 1141/Page 856, passing iron pins found at 40.15 feet, 179.80 feet;

thence through the lands conveyed to Tanco Development, LLC, Vol. 1120/Page 223, the following five (5) courses: North 02 degrees 02 minutes 38 seconds East, a distance of 135.57 feet to a point;

thence along a curve to the right, a distance of 32.75 feet, said curve having a chord bearing North 47 degrees 43 minutes 10 seconds West, a chord length of 32.35 feet, a radius of 60.00 feet, to a point;

thence along a curve to the left, a distance of 23.60 feet, said curve having a chord bearing North 59 degrees 07 minutes 35 seconds West, a chord length of 22.73 feet, a radius of 25.00 feet, to a point;

thence North 86 degrees 10 minutes 14 seconds West, a distance of 307.52 feet to a point;

thence South 03 degrees 51 minutes 05 seconds West, a distance of 176.94 feet to a point, said point being on the northerly line of property conveyed to J McLendon & C Hardcastle, Vol. 1703/Page 583;

thence along the north line of two parcels conveyed to McLendon/Hardcastle, Vol. 1703/Page 583, North 87 degrees 55 minutes 53 seconds West, a distance of 136.93 feet to a point, passing an iron pin found at 62.43 feet;

thence through the lands conveyed to Tanco Development, LLC, Vol. 1120/Page 223, the following three (3) courses: North 12 degrees 37 minutes 15 seconds East, a distance of 194.05 feet to a point;

thence along a curve to the right, a distance of 80.50 feet, said curve having a chord bearing North 64 degrees 23 minutes 34 seconds West, a chord length of 80.30 feet, a radius of 325.00 feet, to a point;

thence South 41 degrees 17 minutes 48 seconds West, a distance of 166.12 feet to a point, said point located on the easterly right-of-way line of State Route 60;

thence along said right-of-way line, North 09 degrees 17 minutes 15 seconds West, a distance of 285.94 feet to a point;

thence leaving said right-of-way line and going through said Tanco Development, LLC, Vol. 1120/Page 223, the following five (5) courses: South 67 degrees 49 minutes 42 seconds East, a distance of 77.56 feet to a point;

thence along a curve to the right, a distance of 45.02 feet, said curve having a chord bearing South 57 degrees 30 minutes 39 seconds East, a chord length of 44.78 feet, a radius of 125.00 feet, to a point;

thence South 47 degrees 11 minutes 36 seconds East, a distance of 47.59 feet to a point;

thence along a curve to the left, a distance of 79.93 feet, said curve having a chord bearing South 55 degrees 31 minutes 13 seconds East, a chord length of 79.65 feet, a radius of 275.00 feet, to a point;

thence North 08 degrees 33 minutes 15 seconds East, a distance of 133.11 feet to a point on the southerly line of Crimson King Farms LLC, Vol. 1889/Page 458;

thence along said Crimson King Farms LLC southerly line, South 87 degrees 37 minutes 55 seconds East, a distance of 112.73 feet to a point;

thence through the lands conveyed to Tanco Development, LLC, Vol. 1120/Page 223, the following six (6) courses: South 07 degrees 30 minutes 52 seconds West, a distance of 156.47 feet to a point;

thence South 86 degrees 08 minutes 55 seconds East, a distance of 323.38 feet to a point;

thence along a curve to the left, a distance of 23.55 feet, said curve having a chord bearing North 66 degrees 52 minutes 02 seconds East, a chord length of 22.69 feet, a radius of 25.00 feet, to a point;

thence along a curve to the right, a distance of 137.07 feet, said curve having a chord bearing South 74 degrees 40 minutes 17 seconds East, a chord length of 109.15 feet, a radius of 60.00 feet, to a point;

thence South 89 degrees 37 minutes 55 seconds East, a distance of 136.50 feet to a point;

thence North 03 degrees 15 minutes 58 seconds East, a distance of 174.18 feet to a point, said point being on the south line of Crimson King Farms LLC, Vol. 1889/Page 458;

thence South 87 degrees 37 minutes 55 seconds East, a distance of 146.39 feet to an iron pin, said iron pin marking the northwest corner of property conveyed to Melissa M. Russ, Vol. 2176/Page 554;

thence along the west line of said Russ parcel, South 02 degrees 07 minutes 03 seconds West, a distance of 175.35 feet to an iron pin found, said iron pin found marking the southwest corner of said Russ parcel, Vol. 2176/Page 554;

thence along the west line of said Colopy property, South 02 degrees 05 minutes 28 seconds West, a distance of 203.97 feet to an iron pin found, said iron pin found being also the **TRUE POINT OF BEGINNING**. Containing 4.516 acres ±.

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.

All of Parcel: 44-44-48-01-35-000  
Prior Deed Reference: Volume 1120, Page 223; Plat Book 19, Pages 107 & 108

This legal description was prepared by Mark J. Eicher (PS# 8233) and is based on record documents and a field survey completed on May 30, 2008.

DESCRIPTION  
APPROVED  
By: *[Signature]* 2/2/2012

  
**OFFICE COPY**  
**NOT RECORDABLE**  
Mark J. Eicher, PS# 8233  
Date 2-2-2012

### Northern Place Drive Dedication

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 (iron pin found off line 2.20 feet at a bearing of South 02 degrees 14 minutes 16 seconds West), 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 323.36 feet to an iron pin set (Eicher) on said right-of-way line, and the **TRUE POINT OF BEGINNING** of the parcel herein described:

Thence continuing on the easterly Right-of-way line of State Route 60; thence North 09 degrees 17 minutes 15 seconds West, a distance of 58.62 feet to an iron pin set on said right-of-way line

thence through the lands conveyed to Tanco Development, LLC, Vol. 1120/Page 223, the following thirteen (13) courses:  
South 67 degrees 49 minutes 42 seconds East, a distance of 77.56 feet to an iron pin set (Eicher),  
Along a curve to the right, a distance of 45.02 feet, said curve having a chord bearing South 57 degrees 30 minutes 39 seconds East, a chord length of 44.78 feet, a radius of 125.00 feet, to an iron pin set (Eicher);  
South 47 degrees 11 minutes 36 seconds East, a distance of 47.59 feet to an iron pin set (Eicher);  
Along a curve to the left, a distance of 186.97 feet, said curve having a chord bearing South 66 degrees 40 minutes 15 seconds East, a chord length of 183.39 feet, a radius of 275.00 feet, to an iron pin set (Eicher);  
South 86 degrees 08 minutes 55 seconds East, a distance of 332.64 feet to an iron pin set (Eicher);  
Along a curve to the left, a distance of 23.55 feet, said curve having a chord bearing North 66 degrees 52 minutes 02 seconds East, a chord length of 22.69 feet, a radius of 25.00 feet, to an iron pin set (Eicher);  
Along a curve to the right, a distance of 301.63 feet, said curve having a chord bearing South 03 degrees 54 minutes 01 seconds West, a chord length of 70.51 feet, a radius of 60.00 feet, to an iron pin set (Eicher);  
Along a curve to the left, a distance of 23.60 feet, said curve having a chord bearing North 59 degrees 07 minutes 35 seconds West, a chord length of 22.73 feet, a radius of 25.00 feet, to an iron pin set (Eicher);  
North 86 degrees 10 minutes 08 seconds West, a distance of 332.55 feet to a point;  
Along a curve to the right, a distance of 220.97 feet, said curve having a chord bearing North 66 degrees 40 minutes 15 seconds West, a chord length of 216.74 feet, a radius of 325.00 feet, to a point;  
North 47 degrees 11 minutes 36 seconds West, a distance of 47.59 feet to an iron pin set (Eicher);  
Along a curve to the left, a distance of 27.01 feet, said curve having a chord bearing North 57 degrees 30 minutes 39 seconds West, a chord length of 26.87 feet, a radius of 75.00 feet, to an iron pin set (Eicher),

North 67 degrees 49 minutes 42 seconds West, a distance of 46.97 feet to an iron pin set (Eicher), said iron pin set being on the easterly Right-of-way line of State Route 60; said iron pin set being also the **TRUE POINT OF BEGINNING**.  
Containing 1.056 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.

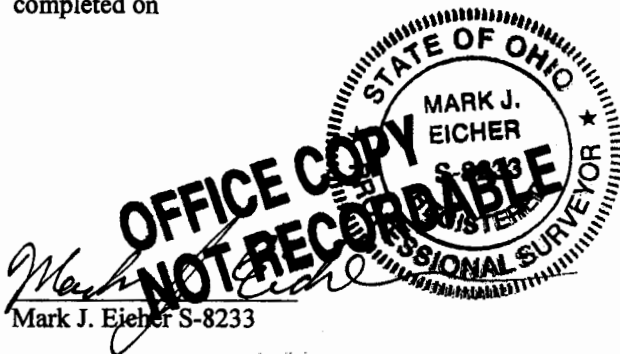
Iron pins set are 5/8" rebar, 30" long with plastic ID caps Eicher S-8233.

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

Part of Parcel: 44-48-01-35-000

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# 8233) and is based on record documents and a field survey completed on



DESCRIPTION  
APPROVED  
By: *[Signature]*

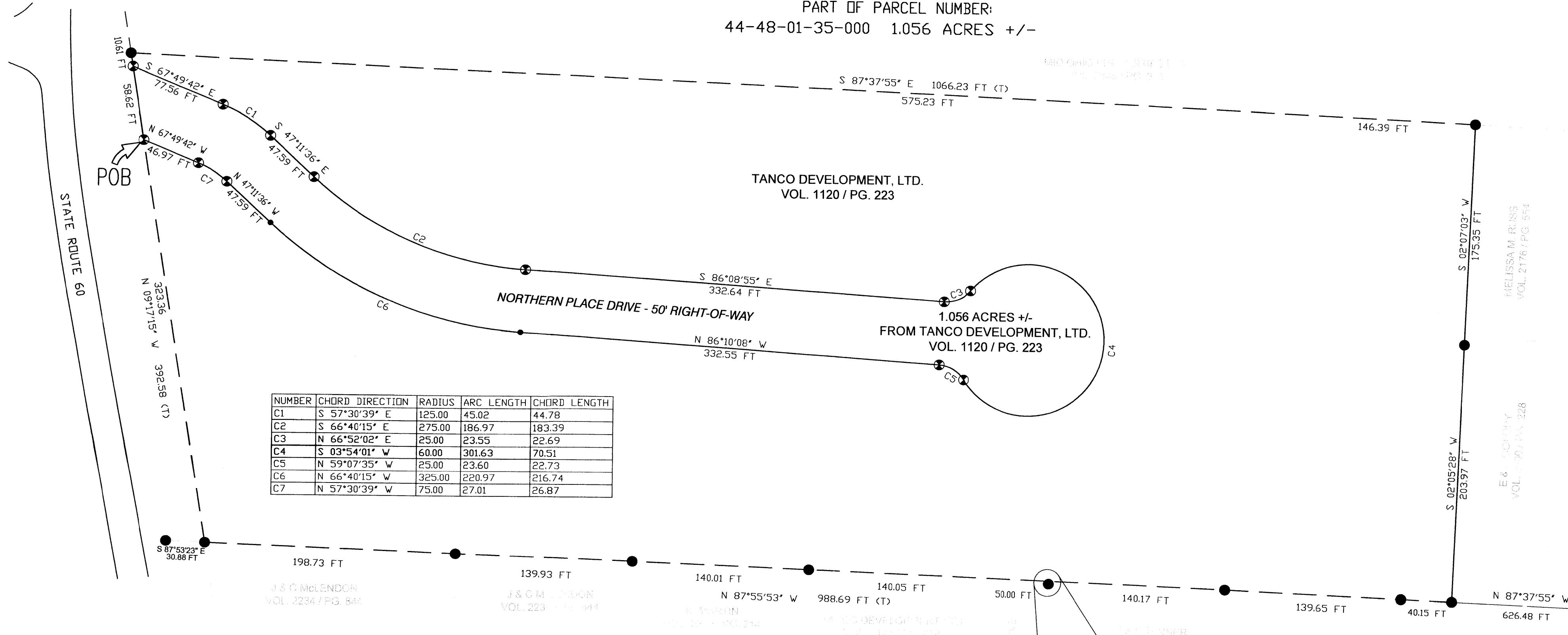
2-3-2012  
Date

# ROAD DEDICATION PLAT FOR NORTHERN PLACE DRIVE

STATE OF OHIO  
MUSKINGUM COUNTY  
MUSKINGUM TOWNSHIP  
SOUTHWEST QUARTER OF SECTION 22  
TOWNSHIP 2, RANGE 8, U.S.M.L.

PART OF PARCEL NUMBER:  
44-48-01-35-000 1.056 ACRES +/-

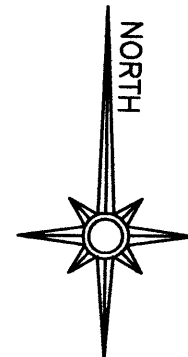
NOTE:  
BEARINGS ON THIS PLAT ARE BASED ON THE EAST  
RIGHT-OF-WAY LINE OF S.R. 60 BEING SOUTH 09°17'15" EAST  
IRON PINS SET ARE 5/8" REBAR, 30" LONG WITH PLASTIC  
ID CAP EICHER S-8233



| NUMBER | CHORD DIRECTION | RADIUS | ARC LENGTH | CHORD LENGTH |
|--------|-----------------|--------|------------|--------------|
| C1     | S 57°30'39\"    | 125.00 | 45.02      | 44.78        |
| C2     | S 66°40'15\"    | 275.00 | 186.97     | 183.39       |
| C3     | N 66°52'02\"    | 25.00  | 23.55      | 22.69        |
| C4     | S 03°54'01\"    | 60.00  | 30.63      | 70.51        |
| C5     | N 59°07'35\"    | 25.00  | 23.60      | 22.73        |
| C6     | N 66°40'15\"    | 325.00 | 220.97     | 216.74       |
| C7     | N 57°30'39\"    | 75.00  | 27.01      | 26.87        |

## LEGEND

- IRON PIN SET  
5/8\"
- IRON PIN FOUND
- IRON PIN FOUND WITH I.D. CAP
- POINT
- QUARTER SECTION CORNER



0 60 120  
SCALE 1\"

## OWNER'S CONSENT AND DEDICATION

I, THE UNDERSIGNED, BEING THE OWNER OF TANCO DEVELOPMENT, LTD., WHICH HAS ALL RIGHTS, TITLE AND INTEREST IN THE REAL ESTATE SHOWN, HEREBY CERTIFY THAT I HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO THE ROAD AS SHOWN, AND DO HEREBY DEDICATE IT TO THE PUBLIC.

JEFFREY M. TANNER 8/3/12  
TANCO DEVELOPMENT, LTD.  
WITNESS: Melissa J. Smith 8/3/12  
WITNESS: Melissa J. Smith 8/3/12

## CERTIFICATE OF NOTARY PUBLIC

STATE OF OHIO, COUNTY OF MUSKINGUM  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY,  
PERSONALLY APPEARED JEFFREY M. TANNER, OWNER OF TANCO  
DEVELOPMENT, WHO EXECUTED THE FOREGOING INSTRUMENT AND  
ACKNOWLEDGED IT WAS HIS OWN FREE ACT AND DEED. IN TESTIMONY  
WHEREOF, I HEREBY SUBSCRIBE MY NAME AND AFFIX MY OFFICIAL  
SEAL AT ZANESVILLE, OHIO, THIS 3rd DAY OF August,  
2012.

SIGNATURE: Melissa J. Smith  
PRINT NAME HERE: Melissa J. Smith

MELISSA J. SMITH  
Notary Public, State of Ohio  
My Commission Expires  
2-10-2013

## MUSKINGUM COUNTY COMMISSIONERS

ACCEPTED AND APPROVED UNDER THE REVISED CODE OF THE STATE OF OHIO (O.R.C. 5553.31)

JERRY LAVY JIM PORTER STEVE STRAUSS

## MUSKINGUM COUNTY ENGINEER

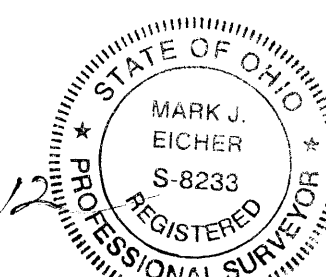
ACCEPTED AND APPROVED UNDER THE REVISED CODE OF THE STATE OF OHIO (O.R.C. 5553.31)

DOUGLAS R. DAVIS, P.E., P.S. DATE: 2/10/2012  
COUNTY ENGINEER

## CERTIFICATE OF SURVEYOR

MARK J. EICHER, DOES HEREBY CERTIFY THAT THE WITHIN IS A CORRECT DEDICATION PLAT OF  
NORTHERN PLACE DRIVE, BEING IN THE TOWNSHIP OF MUSKINGUM, COUNTY OF MUSKINGUM, STATE OF  
OHIO, AS SURVEYED BY HIM AND CONSISTS OF 1.056 ACRES AND BEING A PART OF THE PREMISES  
CONVEYED TO TANCO DEVELOPMENT, LTD. OFFICIAL RECORD 1120, PAGE 223.

MARK J. EICHER, P.S., P.E. DATE: 2-3-2012  
REGISTERED SURVEYOR NO. S-8233



## AUDITOR

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

DEBRA J. NYE, AUDITOR

DESCRIPTION APPROVED FOR  
AUDITOR'S TRANSFER

DATE: 2/24/2012  
SIGNATURE: Andrew Swinehart

## RECORDER

STATE OF OHIO, COUNTY OF MUSKINGUM  
RECEIVED FOR RECORD ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
2012, AT \_\_\_\_\_ O'CLOCK.  
RECORDED \_\_\_\_\_, 2012 IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
FEE \_\_\_\_\_

KAREN VINCENT, RECORDER

REFERENCES:  
deeds as noted  
county tax records  
existing monumentation  
DDOT plans for SR 60

Plans prepared by:  
MARK J. EICHER,  
P.E., P.S.  
47 NORTH 4TH STREET, SUITE 204  
ZANESVILLE, OHIO 43701  
(740) 450-9309