

Legal Description of a 0.492 Acre Parcel (Parcel 2)
(Auditor's Parcel No.47-15-02-09-000)

Situated in the State of Ohio, County of Muskingum, Township of Newton, and being a part of the southeast quarter of Section 2, Township 15, Range 14, of the Congress Lands East of the Scioto River, being all of Parcel Number 2, as conveyed to Beneficial Financial 1 Inc. in Official Record 2355, Page 202. Being all of Auditor Parcel Number 47-15-02-09-000, hereon referred to as Grantor, (all record's herein are from the Recorder's Office, Muskingum County, Ohio) and being more particularly described as follows:

Commencing for Reference at a Found Railroad Spike, said Railroad Spike being at the Northeast Corner of the Southeast Quarter of said Section 2, said Railroad Spike being in the general area of the center of Greenhouse Road (Township Road 46);

Thence westerly with the North line of the southeast Quarter of said Section 2, and General with the northerly edge of said Greenhouse Road, North 86°05'48" West, a distance of 741.53 feet to the intersection of said North line of the southeast Quarter of Section 2 and the center of Shaw Road (TR-261)

Thence southwesterly leaving the North line of the southeast Quarter of said Section 2, with the center of said Shaw Road, South 21°03'47" West, a distance of 248.42 feet to the northeasterly corner of a 0.32 Acre Parcel (by deed) as conveyed to Randy Hooper in Official Record 1091, Page 462;

Thence continuing southwesterly with the center of said Shaw Road, South 19°34'02" West, a distance of 151.83 feet to a Railroad Spike Set, said Railroad Spike Set being at the southeasterly corner of a 0.50 Acre Parcel (by deed) as conveyed to Keith E. and Bobbie J. Davis in Official Record 1574, Page 538 also being at the northeasterly corner of a 0.20 Acre Parcel (by deed) being Parcel No. 1 as conveyed to Beneficial Financial 1 Inc. in Official Record 2355, Page 202. Being all of Auditor Parcel Number 47-15-02-10-001,

Thence continuing southwesterly with the center of said Shaw Road, and the easterly line of said 0.20 Acre Parcel (by deed) Parcel No. 1, South 19°34'02" West, a distance of 41.18 feet to a Railroad Spike Set, said Railroad Spike Set being at the northeasterly corner of a 0.48 Acre Parcel (by deed), said 0.48 Acre Parcel being Parcel No. 2 as conveyed to Beneficial Financial 1 Inc. in Official Record 2355, Page 202. Being all of Auditor Parcel Number 47-15-02-09-000, and being the TRUE POINT OF BEGINNING for the 0.492 Acre Parcel, hereon described;

Thence continuing southwesterly with the center of said Shaw Road, and the Grantor's easterly line, South 19°32'01" West, a distance of 111.11 feet to a Railroad Spike Set, said Railroad Spike Set being at the northeasterly corner of a 0.64 Acre Parcel (by deed), as conveyed to Cheri K. Fink in Official Record 1510, Page 372. Being all of Auditor Parcel Number 47-15-02-08-000;

Thence westerly with the northerly line of said 0.64 Acre (by deed) Parcel, and the Grantor's southerly line, N88°31'14"W, passing a Found 1/2" Rebar on line at 20.94 feet, for a total distance of 183.41 feet to a Found 1/2" Rebar, said Found 1/2" Rebar being at the northwesterly corner of said 0.64 Acre (by deed) Parcel and on the easterly line of a 11.14 Acre Parcel as conveyed to Jennifer Derwacter Etal in Official Record 1120, Page 483, and also being at the Grantor's southwesterly corner;

Thence northerly with the easterly line of said Derwacter 11.14 Acre Parcel (by deed), North 03°11'22" East, a distance of 109.49 feet to a Found 1/2" Solid Bar, said Solid Bar being at the Grantor's northwesterly corner and the southwesterly corner of said 0.20 Acre (by deed) Parcel 1;

Thence easterly with the Grantor's northerly line and the southerly line of said 0.20 Acre (by deed) Parcel 1, S87°30'13"E, passing a Found 1/2" Rebar being 0.29 feet south of line at 193.67 feet, for a total distance of 214.61 feet, to the TRUE POINT OF BEGINNING and containing 0.492 Acres.

All Rebar's Set are 5/8" x 30" w/ yellow Cap Stamped Rutter PS 7958.

Basis of Bearings is the West Line of a 0.20 Acre Parcel (by deed) as conveyed to Beneficial Financial 1 Inc. in O.R. 2355, PG. 202, which bears North 02°50'00" East. And is used to denote angles only.

Except the following 12 foot right of way:

Commencing at the northeast corner of above described property; thence N 87°11'18"W a distance of 50.00 feet to the place of beginning being the center of said 12 foot right-of-way; Thence said right-of-way extends South 63°01'35" East a distance of 48.28 feet to the East line of above described property and center of Darlington Rd. now known as (Shaw Rd.)

Basis of Bearings is the west line of a 0.20 Acre Parcel (by Deed) as conveyed to Beneficial Financial 1 Inc. in O.R. 2355, PG. 202, which bears North 02°50'00" East. And is used to denote angles only.

John J. Rutter Jr. P.S. 7958 December 23, 2011

584 Deanna Stroll Rd. Heath, Ohio 43056

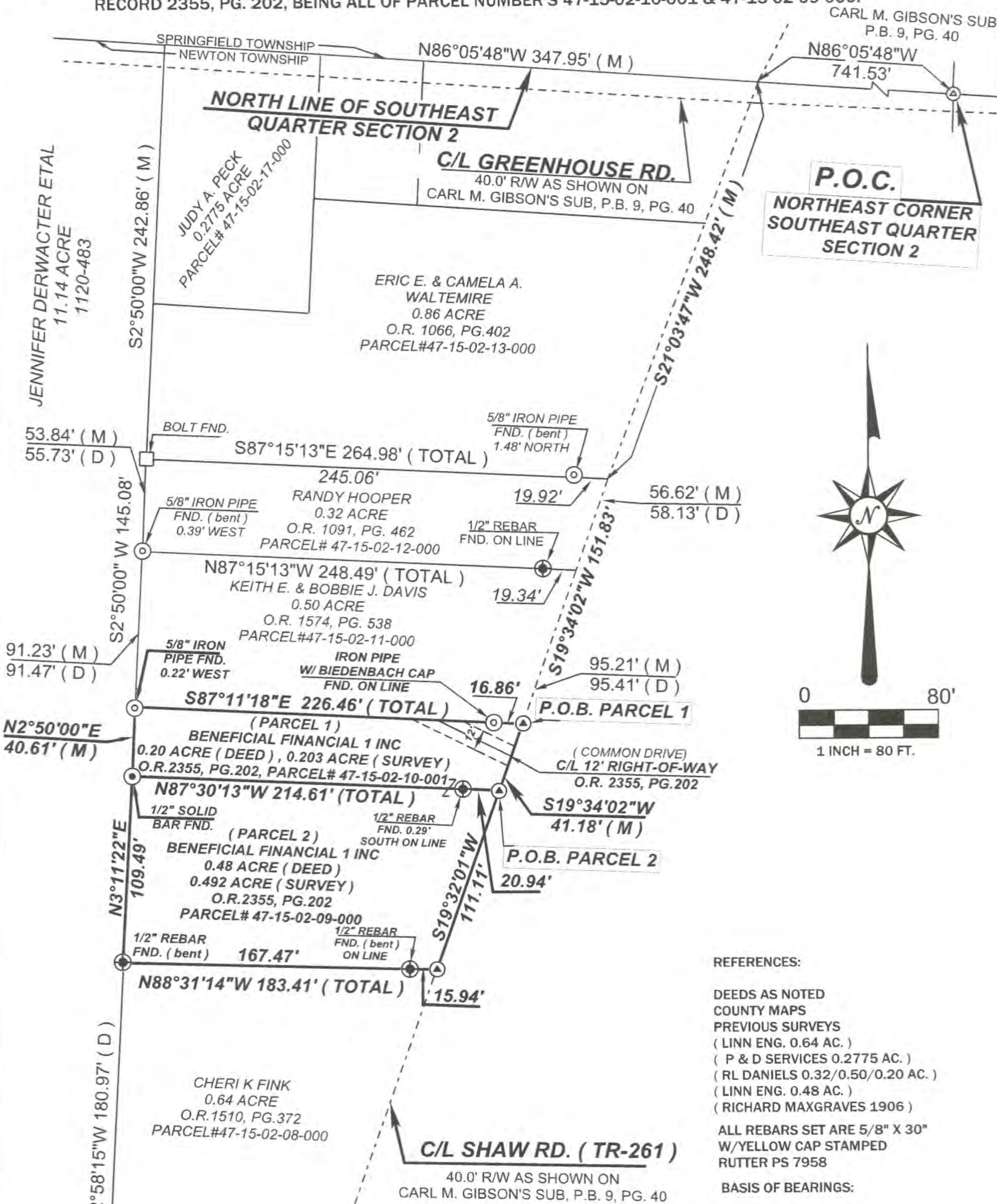
**OFFICE COPY
NOT RECORDABLE**



DESCRIPTION
APPROVED
By: *[Signature]* 1/4/2012

BOUNDARY SURVEY MAP OF A 0.203 ACRE PARCEL & A 0.492 ACRE PARCEL

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF NEWTON, AND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 15, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, BEING A 0.203 ACRE PARCEL (PARCEL 1), AND 0.492 ACRE PARCEL (PARCEL 2), OUT OF AN ORIGINAL 0.20 ACRE PARCEL (BY DEED) AND A 0.48 ACRE PARCEL (BY DEED), AS CONVEYED TO BENEFICIAL FINANCIAL 1 INC. IN OFFICIAL RECORD 2355, PG. 202, BEING ALL OF PARCEL NUMBER'S 47-15-02-10-001 & 47-15-02-09-000.



REFERENCES:

DEEDS AS NOTED
COUNTY MAPS
PREVIOUS SURVEYS
(LINN ENG. 0.64 AC.)
(P & D SERVICES 0.2775 AC.)
(RL DANIELS 0.32/0.50/0.20 AC.)
(LINN ENG. 0.48 AC.)
(RICHARD MAXGRAVES 1906)

ALL REBARS SET ARE 5/8" X 30"
W/YELLOW CAP STAMPED
RUTTER PS 7958

BASIS OF BEARINGS:

THE WEST LINE OF A 0.20 ACRE PARCEL
AS CONVEYED TO BENEFICIAL FINANCIAL
1 INC. IN O.R. 2355, PG. 202, WHICH BEARS
N02°50'00"E.

I HEREBY CERTIFY THAT THE
ATTACHED PLAT WAS PREPARED
FROM INFORMATION OBTAINED
FROM AN ACTUAL FIELD SURVEY
OF THE PREMISES AND THAT SAID
PLAT IS CORRECT TO THE BEST OF
MY KNOWLEDGE

REGISTERED SURVEYOR NO. 7958

JOHN J. RUTTER, JR.

DECEMBER 23, 2011

OFFICE COPY
NOT RECORDABLE



DESCRIPTION
APPROVED
BY: [Signature] 1/4/2012

LEGEND

- Found Iron Pipe (as noted)
- Found 1/2" Solid Bar
- Set Railroad Spike
- Found Railroad Spike
- Found Bolt
- Found Rebar (as noted)

PROFESSIONAL LAND
SERVICES LLC.

584 DEANNA STROLL RD
HEATH, OHIO 43056
DIRECT 740-403-3261