

DESCRIPTION OF SURVEY FOR SIDWELL BROTHERS, INC. JOB#803 TRACT-1

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

Being part of the South Half, of Section #9 and part of the Northwest Quarter of Section #16, Township #15, Range #14, of the Congress Lands East of the Scioto River, being all of Sidwell Brothers, Inc. property described in deed reference Deed Book Volume 580, Page 884 known as Muskingum County Auditor's Parcel Numbers 47-24-01-41-000, 47-24-01-42-000, & 47-46-01-21-000 and all of Parcel #3 of Sidwell Brothers, Inc. property described in deed reference Deed Book Volume 580, Page 890 of said county's deed records, known as Muskingum County Auditor's Parcel Number 47-24-01-54-000, and more particularly described as follows;

Commencing at a Stone (found marked with an X) at the Northwest corner of the East Half of the Southwest Quarter of Section #9; thence S 87 20 50 E 544.53 feet along the North line of said Southwest Quarter to a 1" iron stake (found) at the Northeast corner of the Sidwell Brothers, Inc. property recorded in deed reference Deed Book Volume 1055, Page 370 also being a corner for the D Smith property described in deed reference Deed Book Volume 555, Page 512, passing an axle (found) at 522.00 feet; thence S 03 53 20 E 312.26 feet into said East Half of the Southwest Quarter and along the common line for said Smith property and Volume 1055, Page 370 to an iron pin (set) at a common corner for Smith property and the 50 Acre Tract described in said Sidwell Brothers, Inc. deed reference Deed Book Volume 580, Page 884, also being the place of beginning for the property herein intended to be described;

- #1- thence S 72 23 20 E 199.78 feet along a common line for said Smith property and Deed Book Volume 580, Page 884 to an iron pin (set);
- #2- thence N 87 17 50 E 918.91 feet continuing along a common line for said Smith property and Deed Book Volume 580, Page 884 and crossing into the Southeast Quarter of Section #9 to an iron pin (set);
- #3- thence S 36 28 00 E 632.94 feet continuing along a common line for said Smith property and Deed Book Volume 580, Page 884 to a point in the center line of County Road #652 (Limestone Valley Road), (formerly known as US Route #22 Zanesville and Maysville Turnpike), said point being a common corner for said Smith property and Deed Book Volume 580, Page 884, also being a common corner for a 16.78 acre parcel described in Parcel #3 of Sidwell Brothers, Inc. property recorded in deed reference Deed Book Volume 580, Page 890 and the Sidwell Brothers, Inc property described in deed reference Deed Book Volume 628, Page 214, passing the center line of US Route #22 (Maysville Pike) new location at 259.17 feet, and an iron pin (set) at 597.94 feet;
- #4- thence S 03 17 00 W 102.96 feet along a common line for said 16.78 acre parcel and Volume 628, Page 214 to the center of Jonathan Creek, passing an iron pin (set) at 23.17 feet;
- #5- thence S 47 07 00 W 113.51 feet along the center of Jonathan Creek (upstream) to a point;
- #6- thence S 20 30 20 W 394.09 feet continuing along the center of Jonathan Creek (upstream) to a point;
- #7- thence S 15 54 20 W 254.08 feet continuing along the center of Jonathan Creek (upstream) to a point;
- #8- thence S 05 45 50 W 222.57 feet continuing along the center of Jonathan Creek (upstream) to a point;
- #9- thence S 00 58 40 E 195.81 feet continuing along the center of Jonathan Creek (upstream) to a point;
- #10- thence S 15 23 30 W 147.66 feet continuing along the center of Jonathan Creek (upstream) to a point;
- #11- thence S 51 42 20 W 144.76 feet continuing along the center of Jonathan Creek (upstream) to a point;
- #12- thence S 73 14 30 W 392.57 feet continuing along the center of Jonathan Creek (upstream) to a point, crossing into the East Half of the Southwest Quarter of Section #9;

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

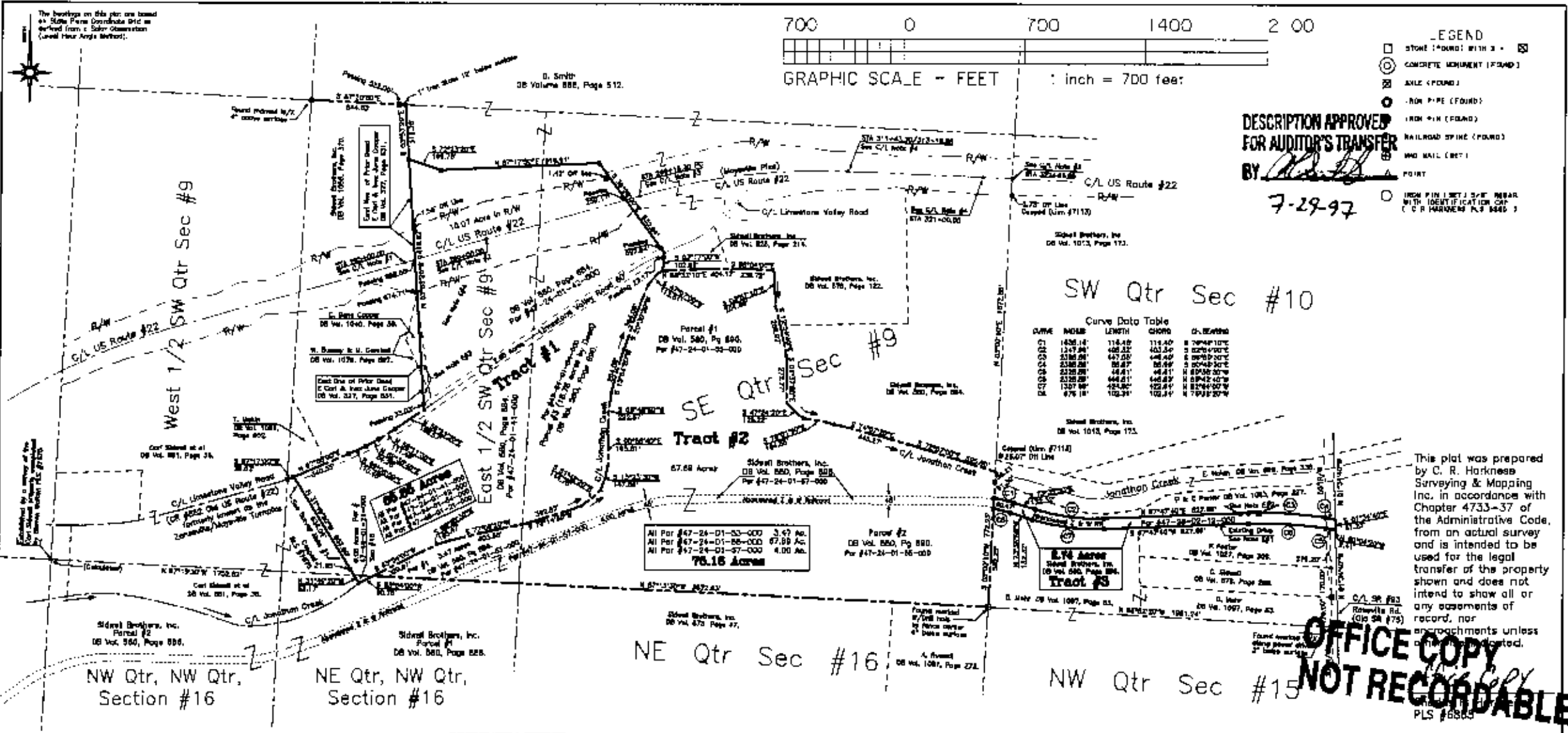
BY Atsds
7-29-97

- #13- thence S 77 08 20 W 403.66 feet continuing along the center of Jonathan Creek (upstream) to a point;
- #14- thence S 68 55 30 W 165.47 feet continuing along the center of Jonathan Creek (upstream) to a point;
- #15- thence S 63 54 00 W 320.97 feet continuing along the center of Jonathan Creek (upstream) to the common line for Sections #9 and #16;
- #16- thence S 63 54 00 W 90.75 feet into the Northwest Quarter of Section #16, continuing along the center of Jonathan Creek (upstream) to the Southeast corner of the Carl Sidwell property described in deed reference Deed Book Volume 881, Page 36;
- #17- thence N 31 49 20 W 53.17 feet along the common line for said Deed Book Volume 580, Page 884 and Carl Sidwell property as surveyed by Steven B. Walton PLS #7675 completed June 16, 1997, to the common line for said Sections #9 and #16;
- #18- thence N 31 49 20 W 657.99 feet into Section #9, continuing along said common line for said Deed Book Volume 580, Page 884 and Carl Sidwell property and Walton Survey line to a railroad spike (found) in the center line of said Limestone Valley Road, passing an iron pin (found capped #7675) at 21.95 feet;
- #19- thence N 67 06 00 E 340.35 feet along the center of Limestone Valley Road to a Mag-Nail (set);
- #20- thence N 66 08 50 E 110.48 feet continuing along the center of Limestone Valley Road to a Mag-Nail (set);
- #21- thence N 62 30 40 E 84.26 feet continuing along the center of Limestone Valley Road to a Mag-Nail (set);
- #22- thence N 58 11 30 E 111.46 feet continuing along the center of Limestone Valley Road to a Mag-Nail (set);
- #23- thence N 56 23 20 E 198.57 feet continuing along the center of Limestone Valley Road to an unmarked corner of said Deed Book Volume 580, Page 884;
- #24- thence N 03 53 20 W 1426.92 feet along a line for said Deed Book Volume 580, Page 884 and being the same line as described in the deed reference for the E. Carl & Inez June Cooper property described in prior deed reference Deed Book Volume 327, Page 631 to the place of beginning, passing an iron pin (set) at 33.03 feet, a concrete right-of-way monument (found) at 674.71 feet, and the center line of said US Route #22 (Maysville Pike) new location at 858.55 feet, containing 0.06 acres in Section #16 (Par #47-46-01-21-000) and 65.79 acres in Section #9 (Par #47-24-01-41-000, #47-24-01-42-000, & #47-24-01-54-000) for a total of 65.85 acres of which 10.07 acres are within the right of way for US Route #22 and 2.85 acres are within the right-of-way for Limestone Valley Road.

The bearings within the description are based on State Plane Coordinate Grid derived from a Solar Observation (Local Hour Angle Method). Bearings are shown in a format of Degrees, Minutes, and Seconds. Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness P.L.S.6885).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on July 17, 1997, in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe all or any easements of record, nor encroachments unless otherwise indicated.

OFFICE COPY
Charles R. Harkness
NOT RECORDABLE
 Charles R. Harkness P.L.S.#6885



This plot was prepared by C. R. Harkness Surveying & Mapping Inc. in accordance with Chapter 4733-37 of the Administrative Code, from an actual survey and is intended to be used for the legal transfer of the property shown and does not intend to show all or any encroachments of record, nor encroachments unless otherwise indicated.

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PLS #8803

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

TRACT #1 (8.86 ACRES)
Being part of the South Half, of Section #9, and part of the Northwest Quarter of Section #10, Township #15, Range #14, of the Congress Lands East of the Soloto River, being all of Sidwell Brothers, Inc. property described in deed reference Deed Book Volume 580, Page 584 as well as Muskingum County Auditor's Parcel Number 47-24-01-01-000, 47-24-01-02-000 & 47-24-01-03-000 and all of Parcel #3 of Sidwell Brothers, Inc. property described in deed reference Deed Book Volume 580, Page 584 as well as all acreage described herein, known as Muskingum County Auditor's Parcel Number 47-24-01-04-000.

TRACT #2 (76.16 ACRES)
Being part of the South Half, of Section #9, Township #15, Range #14, of the Congress Lands East of the Soloto River, being all of Sidwell Brothers, Inc. property described in Parcel #1 and Parcel #2 in deed reference Deed Book Volume 580, Page 584 as well as Muskingum County Auditor's Parcel Number 47-24-01-05-000, and that part of Parcel #3 of Sidwell Brothers, Inc. property described in deed reference Deed Book Volume 580, Page 584 as well as all acreage described herein, known as Muskingum County Auditor's Parcel Number 47-24-01-06-000.

TRACT #3 (2.74 ACRES)
Being part of the Northwest Quarter of Section #10, Township #15, Range #14, of the Congress Lands East of the Soloto River, being all of Sidwell Brothers, Inc. property described in Parcel #1 and Parcel #2 in deed reference Deed Book Volume 580, Page 584 as well as Muskingum County Auditor's Parcel Number 47-24-01-07-000, and that part of Parcel #3 of Sidwell Brothers, Inc. property described in deed reference Deed Book Volume 580, Page 584 as well as all acreage described herein, known as Muskingum County Auditor's Parcel Number 47-24-01-08-000.

SURVEY NOTES:
Note #1 - Line as established on part of a survey of the Carl Sidwell property completed by Steven Harkness PLS #7974 on June 14, 1997.
Note #2 - The East line of prior deed reference 327, Page 531 was established using an aligned monument (chain) on the Northwest corner and center the survey and right of way data for US Route #22 (new location). This line is consistent with prior deed reference for the Sidwell Brothers, Inc. property and described in Deed Vol. 370, Page 272.
Note #3 - Location of the 2 & 3 rd Railroad was established from survey data contained in Deed Book Volume #22 right of way plat, 2 & 3 rd Railroad right of way plat, and the T.C. Conner survey.
Note #4 - The 75.10 acre parcel was surveyed as a single parcel. Acreage breakdown for the parcel is as follows and is intended for Auditor's use only.
Note #5 - A small portion (0.08 acres) of the 85.00 acre parcel extends into Section #10. Previous deed references did not include the portion of Section #10, no surrounding deed references could include this area.

US ROUTE #22 NOTES:
C/L Note #1 - Center Line Station 322+48.69 being on the corner, for Sections #9 & #10 was established from center station 311+43.30 Back/213+18.88 From PT) were established from center line monuments for each station.
C/L Note #2 - Center Line Station 322+48.69 being on the corner, for Sections #9 & #10 was established from center station 311+43.30 Back/213+18.88 From PT) and 321+40.00 PT).
Note #3 - Numerous right of way monuments were found on each side of US Route #22 between mile 283+00 and 300+00. The right of way monuments were not used to establish survey lines. Measurements were accurately different from information contained in the right of way and center line surveys. Only those monuments used to establish property lines are shown.

SURVEY FOR:
Sidwell Brothers, Inc.
Limestone Valley Road
Zanesville, Ohio 43701

SECTION: #9, #10, #15 TOWNSHIP: #15 RANGE: #14
TWP: Newton COUNTY: Muskingum STATE OF OHIO

Survey Date: 7/17/97 Draw Date: 7/27/97 By: CRH

C. R. HARKNESS SURVEYING & MAPPING INC.
768 DRYDEN ROAD
Zanesville, Ohio 43701 Phone (614) 454-6367

Job Number: **#803** Drawing/Sheet No. **Boundary Survey**