

DESCRIPTION OF SURVEY FOR SIDWELL MATERIALS, INC. JOB#943-2

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

Being part of the North Half, of Section #16, Township #15, Range #14, of the Congress Lands East of the Scioto River, being all of that portion of the Sidwell Bros, Inc. property described in deed references Deed Book Volume 580, Page 886, Deed Book Volume 580, Page 888, Deed Book Volume 580, Page 898 and Deed Book Volume 673, Page 47 of said county's deed records and lying North of the Penn Central Railroad, further being all of Muskingum County Auditor's Parcel Numbers 47-46-01-04-000, 47-46-01-05-000 and 47-46-01-22-000, and part of Muskingum County Auditor's Parcel Numbers 47-46-01-02-000, 47-46-01-18-000 and 47-46-01-19-000, more particularly described as follows;

Commencing at a stone (found with drill hole) at the Northeast corner of Section #16, also being the common corner for Sections #9, #10 & #15 of said Township and Range; thence **N 87 15 30 W 579.74 feet** along the common line for Sections #9 & #16 to a stone (found) at the Northwest corner of the Alice Russell property recorded in deed reference Deed Book Volume 1081, Page 273, being the place of beginning for the property herein intended to be described;

- #1- thence **S 02 53 40 W 1188.66 feet** into Section #16 and along the West line of said Russell property to an iron pin (set) on the North line of the Penn Central Railroad;
- #2- thence with a curve to the left having, a chord bearing **S 78 50 20 W 499.09 feet**, a radius of 1010.37 feet and arc length of 504.31 feet along the North line of said railroad to an iron pin (set);
- #3- thence **S 64 32 20 W 232.81 feet** continuing along the North line of said railroad to an iron pin (set);
- #4- thence **S 25 27 40 E 20.00 feet** continuing along the North line of said railroad to an iron pin (set);
- #5- thence **S 64 32 20 W 628.36 feet** continuing along the North line of said railroad to an iron pin (set) on the North line of the Ohio Power Company property recorded in deed reference Deed Book Volume 313, Page 292;
- #6- thence **N 88 27 50 W 1034.50 feet** along the North line of said Ohio Power Company property to a stone (found marked with an X) at the Northwest corner of said Ohio Power Company property;
- #7- thence **S 02 37 50 W 349.82 feet** along the West line of said Ohio Power Company property to an iron pin (set) on the North right of way for said railroad;
- #8- thence **S 87 21 40 W 1476.22 feet** along the North line of said railroad to an iron pin (set);
- #9- thence **N 86 52 20 W 1112.36 feet** continuing along the North line of said railroad to an iron pin (set) on the West line of Section #16;
- #10- thence **N 02 40 30 E 1953.08 feet** along the common line for Section #16 and for Section #17 of said Township and Range to the center of Jonathan Creek, passing an iron pin (set) at 1851.52 feet;
- #11- thence **N 57 47 40 E 126.51 feet** into Section #16, along the center of Jonathan Creek downstream and along the South line for an exception from Second Parcel of the Sidwell Bros, Inc. property recorded in deed reference Deed Book Volume 580, Page 886 to the Southwest corner of the Sidwell Materials, Inc. property recorded in deed reference Deed Book Volume 1145, Page 453;
- #12- thence **N 84 17 40 E 245.59 feet** along said Creek and Sidwell Materials, Inc. property to an unmarked point;
- #13- thence **S 80 01 30 E 359.77 feet** continuing along Jonathan Creek and Sidwell Materials, Inc. property to an unmarked point;
- #14- thence **S 74 32 00 E 237.43 feet** continuing along Jonathan Creek and Sidwell Materials, Inc. property to an unmarked point;
- #15- thence **S 71 28 00 E 179.57 feet** continuing along Jonathan Creek and Sidwell Materials, Inc. property to an unmarked point;

- #16- thence N 84 35 10 E 287.36 feet continuing along Jonathan Creek and Sidwell Materials, Inc. property to an unmarked point;
- #17- thence N 66 49 00 E 245.78 feet continuing along Jonathan Creek and Sidwell Materials, Inc. property to an unmarked point;
- #18- thence N 55 30 50 E 212.53 feet continuing along Jonathan Creek and Sidwell Materials, Inc. property to a common corner for said Sidwell Materials, Inc. property and for the Tri-Son Concrete, Inc. property recorded in deed reference Deed Book Volume 1137, Page 70, from which an iron pin (found) on the common line for said Watson and Tri-Son Concrete, Inc. properties bears for reference N 31 49 20 W 75.11 feet;
- #19- thence N 63 54 00 E 90.75 feet continuing along Jonathan Creek and a line of said Tri-Son Concrete, Inc. property to common line for Sections #9 and #16;
- #20- thence S 87 15 30 E 2992.89 feet leaving Jonathan Creek and along the common line for Sections #9 and #16 to the place of beginning containing 202.62 acres.

**ACREAGE BREAKDOWN**

92.08 Acres, All of Parcel #47-46-01-04-000  
23.74 Acres, All of Parcel #47-46-01-05-000  
2.35 Acres, All of Parcel #47-46-01-22-000  
3.19 Acres, Part of Parcel #47-46-01-02-000  
57.20 Acres, Part of Parcel #47-46-01-18-000  
24.06 Acres, Part of Parcel #47-46-01-19-000

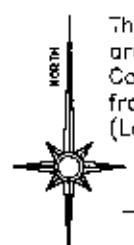
The bearings within the description are based on State Plane Coordinate Grid derived from a Solar Observation (Local Hour Angle Method). Bearings are shown in a format of Degrees, Minutes, and Seconds. Iron pins (set) are 5/8" rebar with identification caps (C.R.Harkness P.L.S.#6885).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on May 27, 1999, 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**  
**NOT RECORDABLE**  
Charles R. Harkness #6885

NOTATION APPROVED  
FOR AUDITOR'S TRANSFER  
BY *ASB*  
6-15-99

47-46-01-04 N/A



The bearings on this plat are based on State Plane Coordinate Grid as derived from a Solar Observation (Local Hour Angle Method).

SURVEY FOR <b>Sidwell Materials, Inc.</b> Limestone Valley Road, Zanesville, Ohio		HARKNESS SURVEYING & MAPPING, INC. 768 DRYDEN ROAD ZANESVILLE, OHIO 43701 PHONE/FAX (740) 454-6367	
SURVEYED: 5/27/1999	DRAWN: 6/5/1999	JOB: #943	DRAWING: Plat #01
SECTION: #16 TWP: #15 RANGE: #14 TWP: Newton COUNTY: Muskingum OHIO			
		SHEET 1 of 2	

**Deed Ref #1**  
Exception from  
Sidwell Bros, Inc.  
DB Vol. 580,  
Page 886.  
2nd Parcel

**Deed Ref #1**  
11 Murphy  
DB Vol. 885,  
Page 192.

**Deed Ref #1**  
Z Creek

**Jonathan**  
Abandoned Z & W Railroad  
DB Vol. 580, Page 898.

**Limestone Valley RD CR #652**  
Sidwell Materials, Inc.  
DB Vol. 1145, Page 453.

Tri Son Concrete, Inc.  
DB Vol. 1137, Page 70.

C/L Jonathan Creek

Sec #8  
Sec #9  
Sec #16  
Old Creek C/L  
See Note #1

(2.35 Acres)  
Parcel #  
47-46-01-22-000

Abandoned Z & W Railroad  
DB Vol 580, Page 898.

**202.62 Acres**

**Sidwell Bros, Inc.**

Second Parcel  
DB Vol. 580, Page 886.

First Parcel  
DB Vol. 580, Page 886.

Parcel #  
47-46-01-04-000  
92.08 Acres

First Parcel  
DB Vol. 673, Page 47.  
57.20 Acres  
Part of Parcel #  
47-46-01-18-000

Third Parcel  
DB Vol. 673, Page 47.  
24.06 Acres  
Part of Parcel #  
47-46-01-19-000

Sec #9  
Sec #10  
Sec #16  
Sec #15

Alice Russell  
DB Vol. 1081,  
Page 273.

Sidwell Bros, Inc.  
DB Vol. 695,  
Page 243.

Third Parcel  
DB Vol. 580, Page 886.  
23.74 Acres  
Parcel #47-46-01-05-000

3.19  
Acres  
Part

8.86 Acres  
Part of Parcel #  
47-46-01-05-000  
Part  
1.48 Ac

**Penn Central Railroad**

**Penn Central Railroad**

North Half  
South Half

Second Parcel  
DB Vol. 673, Page 47.  
64.04 Acres  
Part of Parcel #  
47-46-01-02-000

**Sidwell Bros, Inc.**

Ohio Power Company  
DB Vol. 313, Page 292.

M Tewksbury  
DB Vol. 527, Page 865.

M Tewksbury  
DB Vol. 1139, Page 411.

**Crock Road**  
(Twp Rd #265)

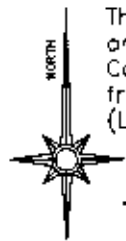
North Half  
South Half  
NW Qtr  
SW Qtr

This plat was prepared by C. R. Harkness Surveying & Mapping Inc. in accordance with Chapter 4733-37 of the Administrative Code, from an original plat provided to be used for the legal transfer of the property shown. It does not intend to show all or any easements of record or other encumbrances unless otherwise indicated.

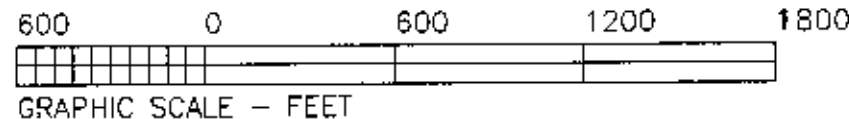
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NOT RECORDABLE**

Charles R. Harkness PLS #6885

**JOB #943  
PLAT #01  
SHEET 1 OF 2**



The bearings on this plat are based on State Plane Coordinate Grid as derived from a Solar Observation (Local Hour Angle Method).



Tri Son Concrete, Inc.  
DB Vol. 1137, Page 70.

Sidwell Materials, Inc.  
DB Vol. 1145, Page 453.

Sidwell Materials, Inc.  
DB Volume 1153, Page 97.

**SURVEYOR'S NOTES & REFERENCES:**  
Muskingum Co. Tax Maps of the area. A USGS 7.5' Topo Quad Maps (Crooksville & Zanesville West). Survey of the Sidwell Materials, Inc. property recorded in DB Volume 1137, Page 70, completed by Charles R. Harkness PLS #6885 on July 17, 1997. Survey of the Carl Sidwell property completed by Steve Walton PLS #7675 on 6/16/1997. Railroad Val-Maps for the Penn Central Railroad.  
Note #1- Apparent old creek center line by deed references and field evidence

202.62 Acres

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

Being part of the North Half, of Section #16, Township #15, Range #14, of the Congress Lands East of the Scioto River, being all of that portion of the Sidwell Bros, Inc. property described in deed references Deed Book Volume 580, Page 886, Deed Book Volume 580, Page 888, Deed Book Volume 580, Page 898 and Deed Book Volume 673, Page 47 of said county's deed records of which is in Section #17 and North of the Penn Central Railroad, further being all of Muskingum County Auditor's Parcel Numbers 47-46-01-04-000, 47-46-01-05-000, 47-46-01-22-000, and part of Muskingum County Auditor's Parcel Numbers 47-46-01-02-000, 47-46-01-18-000 and 47-46-01-19-000;

RECEPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY *[Signature]*  
6-15-98

**LEGEND**

- PIN (SET) 6/8" REBAR CAPPED (C R HARKNESS PLS#6885)
- PIN (FOUND)
- △ POINT (UNMARKED)
- STONE (FOUND)
- PIPE (FOUND)

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JOB #943  
PLAT #02  
SHEET 2 OF 2

**Deed Ref #1**  
Exception from  
Sidwell Bros, Inc.  
DB Vol. 580,  
Page 886.  
2nd Parcel

Sidwell Bros, Inc.  
DB Vol. 695,  
Page 243.

M Tewksbury  
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Second Parcel  
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Page 273.