

51-30-03-15-021

605 SONORA RD

Survey for The Downing Companies, Inc.

Being a part of land located in the State of Ohio, County of Muskingum, Township of Perry, and being part of the northwest quarter of quarter township 3, Township 1 North, Range 6 West, United States Military Lands, bounded and described as follows:

Commencing at an iron pin found 175.70 feet left of Interstate 70 centerline station 242+15.69 (back), (MUS-40-14.09, page 18), (centerline plat in Plat Book 10, Page 58) being on the limited access right of way of Interstate 70;

thence along Interstate 70 limited access right of way North 61 degrees 53 minutes 57 seconds East 39.09 feet to an iron pin set, the **principal place of beginning** for this parcel;

thence leaving the Interstate 70 limited access right of way North 37 degrees 03 minutes 47 seconds West 540.58 feet to an iron pin set;

thence North 52 degrees 33 minutes 57 seconds East 230.00 feet to an iron pin found;

thence continuing North 52 degrees 33 minutes 57 seconds East 415.04 feet to an iron pin set on the right of way of Interstate 70;

thence along Interstate 70 right of way the following four courses:

1. South 74 degrees 26 minutes 32 seconds East 45.00 feet to an iron pin found;
2. South 81 degrees 53 minutes 06 seconds East 301.50 feet to an iron pin found;
3. South 68 degrees 53 minutes 15 seconds East 153.05 feet to an iron pin found;
4. South 68 degrees 37 minutes 24 seconds East 67.02 feet to an iron pin set;

thence leaving the Interstate 70 right of way South 19 degrees 28 minutes 47 seconds West 302.72 feet to an iron set on the Interstate 70 limited access right of way;

thence along the Interstate 70 limited access right of way South 51 degrees 50 minutes 08 seconds West 334.00 feet to an iron pin found;

thence continuing along the Interstate 70 limited access right of way South 61 degrees 53 minutes 57 seconds West 419.29 feet to the principal place of beginning, containing 11.51 acres, more or less.

INCLUDING a 25.00 feet wide utility easement being described as follows:

Commencing at an iron pin found 175.70 feet left of Interstate 70 centerline station 242+15.69 (back), (MUS-40-14.09, page 18), (centerline plat in Plat Book 10, Page 58) being on the limited access right of way of Interstate 70;

thence along Interstate 70 limited access right of way North 61 degrees 53 minutes 57 seconds East 13.78 feet to a point, the principal place of beginning for this easement;

thence leaving the Interstate 70 limited access right of way North 37 degrees 03 minutes 47 seconds West 536.48 feet to a point;

thence North 52 degrees 33 minutes 57 seconds East 25.00 feet to a point;

thence South 37 degrees 03 minutes 47 seconds East 540.58 feet to an iron pin set on the Interstate 70 limited access right of way;

thence along the Interstate 70 limited access right of way South 61 degrees 53 minutes 57 seconds West 25.31 feet to the place of beginning for this easement;

Also, **SUBJECT TO** a 25.00 foot wide utility easement being described as follows: Commencing at an iron pin found 175.70 feet left of Interstate 70 centerline station 242+15.69 (back), (MUS-40-14.09, page 18), (centerline plat in Plat Book 10, Page 58) being on the limited access right of way of Interstate 70;

thence along Interstate 70 limited access right of way North 61 degrees 53 minutes 57 seconds East 39.09 feet to a point, the principal place of beginning for this easement;

thence leaving the Interstate 70 limited access right of way North 37 degrees 03 minutes 47 seconds West 25.31 feet to a point;

thence North 61 degrees 53 minutes 57 seconds East 423.23 feet to a point;

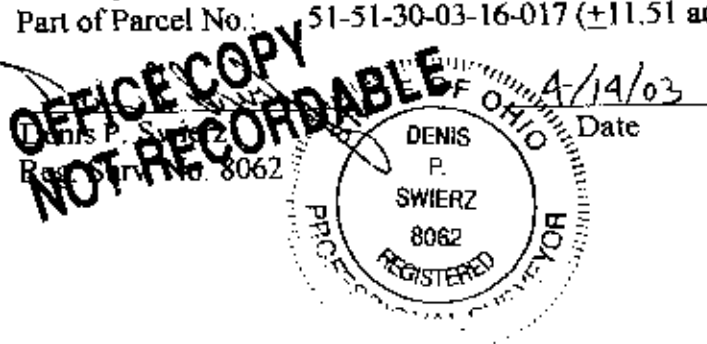
thence South 28 degrees 06 minutes 03 seconds East 25.00 feet to an iron pin found on the Interstate 70 limited access right of way;

thence along the Interstate 70 limited access right of way South 61 degrees 53 minutes 57 seconds West 419.29 feet to the place of beginning for this easement;

Iron pins set are 5/8 inch rebar 30 inches long with identification caps (SWIERZ 8062). This legal description was prepared by Denis P. Swierz Reg. Surv. No. 8062, based on a field survey made April 12, 2003.

Subject to all easements, right of ways, restrictions, reservations, etc.. of record and those that may be implied.

Part of Parcel No.: 51-51-30-03-16-017 (+11.51 acres)



DESCRIPTION APPROVED
FOR AUDITION'S TRANSFER
BY *[Signature]*
4-15-2003

PLAT OF SURVEY FOR THE DOWNING CO., INC.

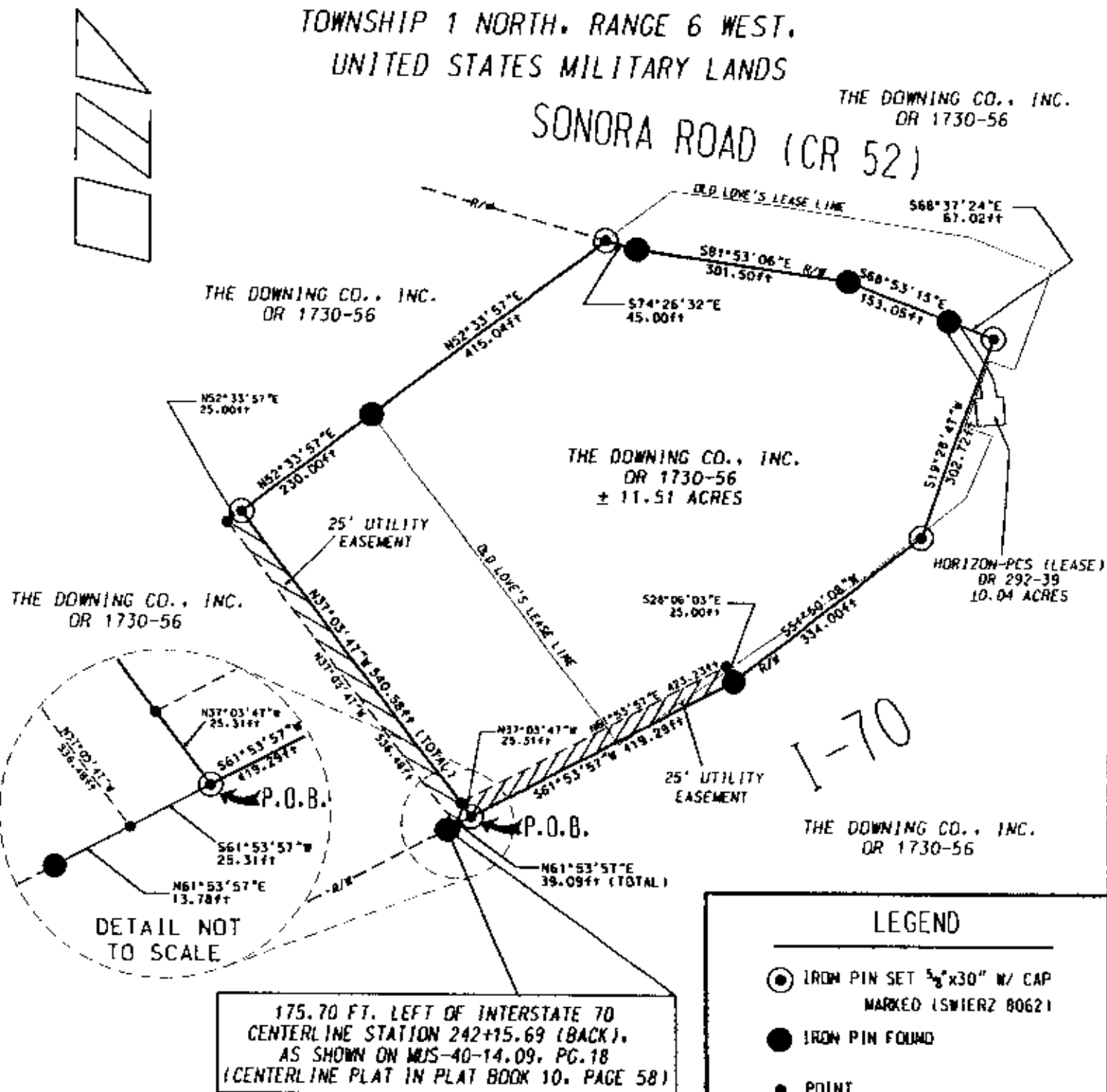
STATE OF OHIO, MUSKINGUM COUNTY, PERRY TOWNSHIP, PART OF THE
NORTHWEST QUARTER OF QUARTER TOWNSHIP THREE.

TOWNSHIP 1 NORTH, RANGE 6 WEST.

UNITED STATES MILITARY LANDS

THE DOWNING CO., INC.
DR 1730-56

SONORA ROAD (CR 52)



200 0 200 400 600

Scale 1" = 200'

PART OF PARCEL NO. : 51-51-30-03-16-017 ± 11.51 acres

PERTINENT DOCUMENTS AND SURVEYS USED:

1. DEED REFERENCES SHOWN
2. TAX MAPS
3. SURVEY RECORDS FOUND IN THE MUSKINGUM COUNTY ENGINEERS OFFICE, ZANESVILLE, OHIO

BASIS OF BEARING:

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF INTERSTATE 70 (STA 365+00-380+00) BEING NORTH 60 DEGREES 50 MINUTES 21 SECONDS EAST. (MJS.-40-14.09, PG.18).

DENIS P. SWIERZ
909 TALLEY AVE.
ZANESVILLE, OHIO 43701
(740) 454-6853

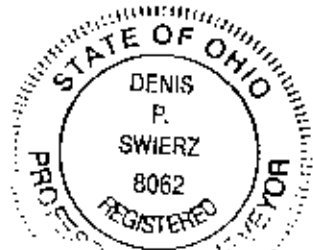
DESCRIPTION APPROVED
FOR AUDITOR'S SIGNATURE

BY HSB
4-15-2003

LEGEND

- IRON PIN SET $\frac{5}{8}$ "x30" W/ CAP
MARKED (SWIERZ 80621)
- IRON PIN FOUND
- POINT

I HEREBY CERTIFY THIS
PLAT TO BE CORRECT
AS SURVEYED APRIL 12, 2003



OFFICE COPY
NOT RECORDABLE
DENIS P. SWIERZ
PS# 8052

DATE: APRIL 14, 2003