

Terry Finley Surveying & Mapping
Ohio Registered Surveyor #S-7222
155 Mockingbird Hill, Zanesville, OH 43701
Phone or FAX (740) 454-8721

LEGAL DESCRIPTION

Tract Two

Situated in the State of Ohio, County of Muskingum, Township of Washington, and being part of the Third Quarter of Township 1, Range 7 of the United States Military Lands, and being part those lands intended to be described in Deed Volume 344, page 269; being further bounded and described as follows:

Commencing at the northeast corner of Lot 28 of Bateman Addition, as recorded in Plat Book 5, page 74, thence, north 83 degrees – 01 minutes – 53 seconds west, 179.31 feet to a point on the south line of Route 40; thence, north 06 degrees – 58 minutes – 07 seconds east, 40.00 feet to a point; thence, north 25 degrees – 11 minutes – 21 seconds east, 300.57 feet to a point; thence, north 82 degrees – 11 minutes – 43 seconds west, 255.51 feet to an iron pin found at the southeast corner of Mt. Olive Cemetery (170/425); thence, north 03 degrees – 23 minutes – 17 seconds east, along the east line thereof, 105.30 feet to an iron pin set at the northwest corner of those lands now or formerly owned by Steven Taylor (1524/346), and the ***true point of beginning*** for the parcel herein intended to be described;

Thence, north 03 degrees – 11 minutes – 00 seconds east, 708.10 feet, along said east line of Mt. Olive Cemetery, to an iron pin set on the north right-of-way line of Interstate 70, passing an iron pin set on the south line thereof at 370.40 feet;

Thence, along said right-of-way, the following two (2) courses and distances:

1. **north 63 degrees – 47 minutes – 28 seconds east, 490.43 feet** to a point;
2. **north 74 degrees – 38 minutes – 54 seconds east, 185.41 feet** to an iron pin found at the southwest corner of those lands now or formerly owned by S. Zemba (1683/421);

Thence, south 02 degrees – 56 minutes – 32 seconds west, 568.19 feet to a point on the south right-of-way thereof, from which a bolt found bears north 63 degrees – 00 minutes – 49 seconds east, 3.21 feet;

Thence, south 02 degrees – 56 minutes – 31 seconds west, 394.66 feet, along the west line of those lands now or formerly owned by W. & S. Wagstaff (459/168), to an iron pin found;

Thence, north 75 degrees – 49 minutes – 05 seconds west, 200.00 feet to a point at the northeasterly corner of aforesaid Steven Taylor lands, from which an iron pin found bears south 70 degrees – 09 minutes – 41 seconds west, 5.11 feet;

Thence, continuing along said Taylor property, the following two (2) courses and distances:

1. **north 75 degrees – 37 minutes – 41 seconds west, 77.72 feet** to an iron pin set;
2. **south 76 degrees – 50 minutes – 17 seconds west, 348.67 feet** to the ***point of beginning***, and ***containing 11.300 acres more or less***, of which 4.815 acres lies outside of Interstate 70 right-of-way and 6.485 acres lies inside said right-of-way;

Subject to all legal highways and easements, whether recorded or implied.

Also included herein is a twenty (20) foot wide ingress/egress easement along an existing stone drive known as Moores Lane, the centerline thereof being more particularly described as follows:

Commencing at the southwest corner of the 15.345 acre parcel described herein, thence, north 76 degrees – 50 minutes – 17 seconds east, 12.81 feet, along the south line thereof to the point of beginning for this easement;

Thence, along the center of said existing drive, the following five (5) courses and distances:

1. south 05 degrees – 56 minutes – 34 seconds west, 71.64 feet to a point;
2. south 11 degrees – 13 minutes – 31 seconds east, 51.42 feet to a point;
3. south 25 degrees – 36 minutes – 01 seconds east, 62.25 feet to a point;
4. south 02 degrees – 05 minutes – 51 seconds west, 59.48 feet to a point;
5. south 05 degrees – 29 minutes – 35 seconds west, 166.8 feet to a point on the north line of Route 40 and the terminus of this easement.

Iron pins set are 5/8 rebar with yellow identification cap (FINLEY S-7222).

Bearings described herein are based on assumed azimuth and to be used for angle purposes only.

Being part of Auditor's Parcel #70-58-01-09-000 and
all of Auditor's Parcel #70-58-01-10-000.



This description, written on July 14, 2009, is based on an actual survey by Terry J. Finley, Ohio Registered Surveyor #S-7222.

**OFFICE COPY
NOT RECORDABLE**
Terry J. Finley, Registered Surveyor #S-7222

**APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**

11/2/09
Date

Fee Paid

**DESCRIPTION
APPROVED
By**

[Signature] 7/17/2009

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF WASHINGTON AND BEING PART OF THE THIRD QUARTER OF TOWNSHIP 1, RANGE 7, U.S.M.L. AND BEING ALL OF THOSE LANDS INTENDED TO BE DESCRIBED IN DEED VOLUME 344, PAGE 269.

BEING ALL OF AUDITOR'S PARCEL NO'S. 70-58-01-09-000 AND 70-58-01-10-000.

THE BEARINGS SHOWN HEREON ARE BASED ON ASSUMED AZIMUTH AND USED FOR ANGLE PURPOSES ONLY.
IRON PINS SET ARE 5/8" REBAR WITH YELLOW ID. CAP.

TRACT ONE NOT TO BE USED AS A SEPARATE BUILDING SITE OR TRANSFERRED AS AN INDEPENDENT PARCEL IN THE FUTURE WITHOUT PLANNING COMMISSION APPROVAL IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS. PARCEL TO BE COMBINED TO AUDITOR'S PARCEL NUMBER 70-42-03-09-000.

0 100 200
SCALE: 1"=200'

JHC II LLC
2072/792

S 88°54'09" E
606.19'

TRACT ONE

176,185 Sq. Feet
4.045 Acres
Perimeter = 1894.11'
PT. 70-58-01-09-000

S 63°47'28" W
490.43'
NORTH LINE I.R. 70 R.O.W.

TRACT TWO

492,222 Sq. Feet
11.300 Acres
Perimeter = 2973.18'

6.485 AC. IN R.O.W.

4.815 ACRES OUTSIDE R.O.W.
PT. 70-58-01-09-000
ALL 70-58-01-10-000

BOLT FOUND
BEARS N-63-00-49-E
3.21'

SOUTH LINE I.R. 70 R.O.W.

PASSING @
370.40

- A. S-05-56-34-W 71.64'
- B. S-11-13-31-E 51.42'
- C. S-25-36-01-E 82.25'
- D. S-02-05-51-W 59.48'
- E. S-05-28-35-W 155.80'

IRON PIN FOUND
BEARS S-70-09-41-W
5.11'

CL 20' INGRESS/EGRESS
EASEMENT

S 76°50'17" W
348.87'

N 75°37'41" W
77.72'

N 75°49'05" W
200.00'

STEVEN TAYLOR
1524/346

NO OWNER OF RECORD
RE MUSKINGUM CO.
AUDITOR.

THIS PLAT AND ACCOMPANYING DESCRIPTIONS WERE PREPARED ON JULY 8TH, 2009 BY TERRY J. FINLEY, OHIO REGISTERED SURVEYOR #S-7222, BASED ON AN ACTUAL SURVEY AND IS SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS, RECORDED OR IMPLIED.

S.R.O.W.
RT. 40
NORTHEAST CORNER
LOT 28, BATEMAN
ADD. P.B. 5,
PG. 74.

N-63-01-53-W
179.31'

N-08-56-07-E
40.00'

N 82°11'43" W
255.51'

C.

D.

E.

LEGEND: IRON PIN FOUND: ●
IRON PIN SET: ●
POINT: ●
BOLT FOUND: +

DESCRIPTION

APPROVED

By

7/17/09

TERRY J. FINLEY SURVEYING

155 MOCKINGBIRD HILL

ZANESVILLE, OHIO 43701

DATE: 7/14/2009

SCALE: 1" = 200'

DRAWN BY: T.J.F.

Approved For Transfer
On-Lot Sewage O.K.

Date 10/29/09

Zanesville - Muskingum Co.
Health Department

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Fee Paid

Date



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NOT RECORDABLE
TERRY J. FINLEY P.S.