

Biedenbach Engineering, Inc.

3010 East Pike
Zanesville, OH 43701

Civil Engineering and Land Surveying

Telephone (740) 453-4850
Fax (740) 450-1000
E-mail biedenbach@bee.net

TROON CROSSING, LLC
AUDITORS PARCEL NUMBER 71-70-88-03-04-000 (TRACT 1-ALL)
AUDITORS PARCEL NUMBER 71-70-88-03-03-001 (TRACT 2-ALL)
AUDITORS PARCEL NUMBER 71-70-88-03-03-000 (TRACT 3 PARCEL 1-ALL)
AUDITORS PARCEL NUMBER 71-70-88-03-02-000 (TRACT 3 PARCEL 2-ALL)

PS

BEING ALL OF THE TRACT CONVEYED TO TROON CROSSING, LLC BY DEED VOLUME 1905, PAGE 344 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN THE FOURTH QUARTER OF TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE RIGHT OF WAY OF INTERSTATE 70 AS RECORDED IN PLAT BOOK 10, PAGE 58, SAID IRON PIN BEING LOCATED AT 190.00 FEET RIGHT OF STATION 156+53.93;

THENCE WITH THE SAID RIGHT OF WAY LINE, NORTH 74 DEGREES 27 MINUTES 51 SECONDS EAST 258.17 FEET TO AN EXISTING IRON PIN, SAID IRON PIN BEING THE NORTHERLY MOST CORNER OF THE FORMERLY 1.2119 ACRE TRACT (TRACT 3, PARCEL 2 OF THE ABOVE SAID TROON CROSSING TRACT);

THENCE LEAVING THE SAID RIGHT OF WAY LINE, SOUTH 46 DEGREES 25 MINUTES 48 SECONDS EAST 37.75 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE WITH THE WEST LINE OF A 0.425 ACRE TRACT CONVEYED TO L. RIDDLEBARGER (DEED VOLUME 1657, PAGE 81), SOUTH 27 DEGREES 12 MINUTES 41 SECONDS WEST 154.36 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE WITH THE SOUTH LINE OF THE SAID RIDDLEBARGER TRACT, SOUTH 60 DEGREES 13 MINUTES 38 SECONDS EAST 120.13 FEET TO A POINT IN COUNTY ROAD 191 (JACKSON ROAD), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 73.22 FEET;

THENCE WITH THE EAST LINE OF THE ABOVE SAID 1.2119 ACRE TRACT, SOUTH 41 DEGREES 08 MINUTES 59 SECONDS WEST 64.23 FEET TO A POINT IN THE SAID COUNTY ROAD;

THENCE WITH THE NORTH LINE OF A TRACT CONVEYED TO R. D. WILSON (DEED VOLUME 1849, PAGE 147), NORTH 88 DEGREES 30 MINUTES 09 SECONDS WEST 125.93 FEET TO AN EXISTING IRON PIN (1-1/2 INCH ROD), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 24.67 FEET;

THENCE WITH THE NORTH LINE OF A TRACT CONVEYED TO T. AND K. KELLY (DEED VOLUME 1160, PAGE 565), NORTH 88 DEGREES 30 MINUTES 09 SECONDS WEST 156.35 FEET TO AN IRON PIN SET;

THENCE WITH THE WEST LINE OF THE SAID KELLY TRACT, SOUTH 02 DEGREES 00 MINUTES 02 SECONDS WEST 112.86 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE WITH THE LINES OF A TRACT CONVEYED TO J. AND D. DUTRO (DEED VOLUME 1148, PAGE 949) THE NEXT 4 COURSES AND DISTANCES:

1. NORTH 87 DEGREES 59 MINUTES 54 SECONDS WEST 57.49 FEET TO AN EXISTING IRON PIN (1 INCH REBAR);
2. SOUTH 02 DEGREES 00 MINUTES 02 SECONDS WEST 134.51 FEET TO AN EXISTING IRON PIN (1 INCH REBAR);
3. SOUTH 19 DEGREES 49 MINUTES 58 SECONDS EAST 159.18 FEET TO AN EXISTING IRON PIN (1 INCH REBAR-BENT);
4. NORTH 86 DEGREES 54 MINUTES 02 SECONDS EAST 155.34 FEET TO A POINT IN COUNTY ROAD 191 (JACKSON ROAD), PASSING AN EXISTING IRON PIN AT 120.34 FEET;

THENCE SOUTH 01 DEGREES 28 MINUTES 37 SECONDS WEST 153.95 FEET TO A POINT IN THE SAID COUNTY ROAD;

THENCE LEAVING THE SAID ROAD AND WITH THE NORTH LINE OF A TRACT CONVEYED TO HENRY S RENTALS, INC. (DEED VOLUME 1143, PAGE 16) THE NEXT THREE COURSES AND DISTANCES:

1. NORTH 88 DEGREES 56 MINUTES 45 SECONDS WEST 102.74 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE), PASSING AN EXISTING IRON PIN (1/2 INCH PIPE-BENT) AT 30.00 FEET;
2. NORTH 56 DEGREES 45 MINUTES 10 SECONDS WEST 107.83 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);