

73-03-06-29
81-60-02-01

DESCRIPTION OF SURVEY FOR GROUPER LLC

JOB#1607-4

Situated in the State of Ohio, County of Muskingum, City of Zanesville, and Township of Wayne:

Being part of the Northwest Quarter of Section #4, and Northeast Quarter of Section #5, Township #12, Range #13, of the Congress Lands East of the Scioto River, further including all of Lots #51, #52, & #53, and portions of vacated alleys as shown on the Plat of East Greenwood Terrace recorded in Plat Book 4, Page 101, also including portions of vacated streets and alleys and non-vacated alleys of the Change and Extension of East Greenwood Terrace recorded in Plat Book 5, Page 51, also including part of Lots #1, #2, and #5 of Best's Subdivision recorded in Plat Book "A-O", Page 57, **being all of the United Technologies Automotive property recorded in Deed Book Volume 1003, Page 251, with portions established by Boundary Line Agreement recorded in Deed 1136, Page 800 and known as Muskingum County Auditor's Parcel Numbers 73-03-06-29-000 and 81-60-02-01-000, and more particularly described as follows;**

Beginning at an axle (found) at a common corner for Lots #3 and #5 and on the West line of Lot #2 of said Best's Subdivision;

- #1- **THENCE North 87 degrees 53 minutes 40 seconds West 159.07 feet** along the common line for said Lots #3 & #5 to an iron pin (found) at the Southeast corner of the Myrle and Charlotte Untied property recorded in Deed Book Volume 506, Page 447;
- #2- **THENCE North 07 degrees 55 minutes 00 seconds East 363.43 feet** along said United Technologies Automotive and M & C Untied properties to a chain link fence post (found) at the Northeast corner of said Untied property;
- #3- **THENCE South 86 degrees 32 minutes 10 seconds West 48.00 feet** continuing along said United Technologies Automotive and M & C Untied properties to an unmarked corner;
- #4- **THENCE South 83 degrees 32 minutes 10 seconds West 171.50 feet** continuing along the said United Technologies Automotive and M & C Untied properties to an iron pin (found), passing an iron pin (found) at 3.35 feet;
- #5- **THENCE North 89 degrees 37 minutes 50 seconds West 92.49 feet** continuing along said United Technologies Automotive and M & C Untied properties to an iron pin (found) also being the Northeast corner of the Clifford C. Deamer property recorded in Official Record Volume 2080, Page 491;
- #6- **THENCE North 79 degrees 27 minutes 30 seconds West 270.34 feet** along said United Technologies Automotive and Deamer properties to an unmarked point on the East line of Green Street, passing an iron pipe (found) at 268.53 feet;
- #7- **THENCE North 02 degrees 02 minutes 30 seconds East 40.17 feet** along the East line of Green Street to the unmarked Southwest corner of the Leo E Gregg property recorded in Deed Book Volume 1003, Page 594;

- #8- **THENCE South 88 degrees 33 minutes 10 seconds East 181.15 feet** leaving said Street along said United Technologies Automotive and Gregg properties to an iron pipe (found), passing an iron pin (found) at 2.23 feet;
- #9- **THENCE North 02 degrees 25 minutes 50 seconds East 182.33 feet** continuing along said United Technologies Automotive and Gregg properties and also along the East lines of the Mary Jo Untied property recorded in Deed Book Volume 825, Page 69, and the Bradley & Sherrie Clark property recorded in Official Record Volume 2028, Page 493, to an iron pin (found) at the Southeast corner of Lot #14 of the Shipp & Hearings Addition recorded in Plat Book 4, Page 1;
- #10- **THENCE South 87 degrees 11 minutes 50 seconds East 17.00 feet** crossing an alley located between said Shipp & Hearing Addition and said East Greenwood Terrace to a railroad spike (found) at the Southwest corner of Lot #28 of said East Greenwood Terrace, also being the Northwest corner of the H & M Krouskoupf property recorded in Deed Book Volume 578, Page 888;
- #11- **THENCE South 02 degrees 45 minutes 40 seconds West 42.00 feet** along said United Technologies Automotive and Krouskoupf properties to an iron pin (found);
- #12- **THENCE South 87 degrees 10 minutes 30 seconds East 132.00 feet** continuing along said United Technologies Automotive and Krouskoupf properties iron pin (found);
- #13- **THENCE North 02 degrees 45 minutes 10 seconds East 42.00 feet** continuing along said United Technologies Automotive and Krouskoupf properties iron pin (found) also being the Southeast corner of Lot #28 of said East Greenwood Terrace;
- #14- **THENCE South 89 degrees 25 minutes 10 seconds East 50.04 feet** crossing the End of Southard Avenue of said East Greenwood Terrace to an iron pin (found) at the Southwest corner of Lot #29 of said East Greenwood Terrace;
- #15- **THENCE South 87 degrees 08 minutes 50 seconds East 140.00 feet** along said United Technologies Automotive property and South line of said Lot #29 to an iron pin (set) in the center of a vacated alley by Ordinance #95-01 recorded in Deed Book Volume 1105, Page 637;
- #16- **THENCE North 02 degrees 50 minutes 20 seconds East 123.49 feet** along the center line of said vacated alley to an iron pin (set);
- #17- **THENCE South 87 degrees 03 minutes 20 seconds East 184.56 feet** crossing said vacated alley, along the North lines of said Lots #51, #52, & #53, and crossing a 16 foot alley on the East side of said Lot #53 vacated by Ordinance #97-29, recorded in Deed Book Volume 1134, Page 378 to an iron pin (found) on the East line of said alley, and boundary of said East Greenwood Terrace, passing an iron pin (found) at 8.00 feet, being the Northwest corner of said Lot #51;

- #18- THENCE North 02 degrees 50 minutes 40 seconds East 163.48 feet** along the East line of said alley and East Greenwood Terrace to an unmarked point in the centerline of Pallas Street, passing iron pin (found) at 138.48 feet on the South line of Pallas Street;
- #19- THENCE North 03 degrees 00 minutes 50 seconds East 188.45 feet** along continuing along the East line of said alley and East Greenwood Terrace to an iron pin (found) at the Southwest corner of the Larry R Potts property recorded in Official Record Volume 1605, Page 949, passing an iron pin (found) at 25.00 feet being on the North line of Pallas Street;
- #20- THENCE South 87 degrees 03 minutes 00 seconds East 59.63 feet** along a common line for said United Technologies Automotive and Potts property to an iron pin (found) at the common corner for said United Technologies Automotive and, Potts properties, the R & S Dilworth property recorded in Deed Book Volume 831, Page 283, and the Michael G & Beverly K Cone property recorded in Official Record Volume 1984, Page 567;
- #21- THENCE South 02 degrees 56 minutes 10 seconds West 40.00 feet** along a common line for said United Technologies Automotive and Cone properties to an iron pin (found);
- #22- THENCE South 87 degrees 03 minutes 00 seconds East 179.82 feet** along a common line for said United Technologies Automotive and Cone properties to an iron pin (found) on the West line of Ceramic Avenue being a part of the Change and Extension Plat for East Greenwood Terrace recorded in Plat Book 5, Page 51;
- #23- THENCE South 02 degrees 09 minutes 40 seconds West 215.83 feet** along the West line of Ceramic Avenue to the unmarked Northwest corner of a partial vacation of Ceramic Avenue by Ordinance #97-29 recorded in Deed Book Volume 1134, Page 378, Ceramic Avenue, passing iron pins (found) at 122.44 feet and 172.44 feet being on the North and South lines of Pallas Street, from said Northwest vacation corner an iron pin (found) for reference bears South 02 degrees 09 minutes 40 seconds West 1.17 feet;
- #24- THENCE South 87 degrees 51 minutes 10 seconds East 50.00 feet** crossing Ceramic Avenue and along the North line of said partial vacation of Ceramic Avenue to an iron pin (found)
- #25- THENCE North 02 degrees 09 minutes 40 seconds East 7.00 feet** along the East line of said Ceramic Avenue to an iron pin (set) in the centerline of the vacated portion of a 16 foot wide alley, shown on said Change and Extension Plat and vacated by Ordinance #97-29, recorded in Deed Book Volume 1134, Page 378,
- #26- THENCE South 87 degrees 28 minutes 30 seconds East 381.85 feet** along the centerline of said alley to an iron pin (set) on the East line of a 16 foot wide alley and said Change and Extension Plat, leaving the City of Zanesville & vacated portion of said alley, and passing into Wayne Township at approximately 298 feet;

- #27- THENCE North 02 degrees 16 minutes 10 seconds East 10.98 feet** along the East line of said alley and said Change and Extension Plat to an iron pin (found) at a corner of the David Durant property recorded in Official Record Volume 2039, Page 530;
- #28- THENCE South 88 degrees 55 minutes 10 seconds East 200.63 feet** along a common line for said United Technologies Automotive and Durant properties to an iron pin (found) on the West line of the Gregory Joseph ET AL property recorded in Official Record Volume 2045, Page 544;
- #29- THENCE South 02 degrees 16 minutes 00 seconds West 106.37 feet** along a common line for said United Technologies Automotive and Joseph properties to an iron pin (found) in the centerline of the abandoned N & W Railroad and being the end point of a boundary line agreement between said United Technologies Automotive the H & J McMillan properties recorded in Deed Book Volume 1136, Page 800;
- #30- THENCE South 02 degrees 16 minutes 00 seconds West 54.75 feet** along said Boundary line agreement to an iron pin (found);
- #31- THENCE South 54 degrees 57 minutes 20 seconds West 242.69 feet** continuing along said Boundary line agreement to an iron pin (found);
- #32- THENCE South 02 degrees 27 minutes 20 seconds West 186.23 feet** continuing along said Boundary line agreement to an iron pin (found);
- #33- THENCE South 79 degrees 08 minutes 20 seconds West 176.01 feet** continuing along said Boundary line agreement to an iron pin (found), leaving Wayne Township, and into the City of Zanesville at approximately 95 feet;
- #34- THENCE South 13 degrees 52 minutes 50 seconds West 221.93 feet** continuing along said Boundary line agreement to a power pole (found);
- #35- THENCE North 72 degrees 57 minutes 50 seconds West 299.42 feet** continuing along said Boundary line agreement to an iron pin (found) on the West line of Harris Road, passing an iron pin (found) at 256.72 feet on the East line of Harris Road;
- #36- THENCE along a curve to the right having, a chord bearing South 44 degrees 28 minutes 20 seconds West 38.15 feet**, a radius of 215.55 feet, and arc length of 38.20 feet, continuing along said Boundary line agreement, and West line of Harris Road to an iron pin (found);
- #37- THENCE South 51 degrees 12 minutes 40 seconds West 31.70 feet** continuing along said Boundary line agreement, and West line of Harris Road, to an iron pin (found) at a corner of the Thomas Dunlap property recorded in Official Record Volume 1739, Page 546;
- #38- THENCE South 51 degrees 12 minutes 40 seconds West 153.17 feet** continuing along said Boundary line agreement, West line of Harris Road, and Dunlap property to an iron pin (found); on the North line of the Donald Gladman property recorded in Official Record Volume 1843, Page 591;

#39- THENCE North 87 degrees 43 minutes 30 seconds West 19.32 feet along a common line for said United Technologies Automotive and Gladman properties to the place of beginning containing 17.34 acres, of which approximately 2.08 acres are in Wayne Township being all of Parcel Number 73-03-06-29-000 of which 0.08 acres are within un-vacated portions of two alleys as shown on said Change and Extension Plat, leaving approximately 15.26 acres within in the City of Zanesville being all of Parcel Number 81-60-02-01-000.

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 August 13, 2007 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 RECORDED**
Charles R. Harkness
Charles R. Harkness P.L.S.#6885

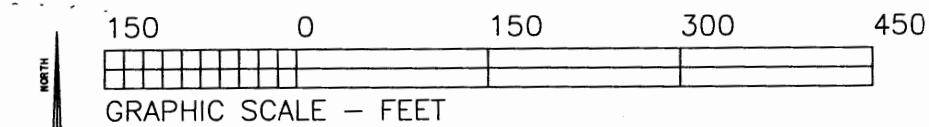


APPROVED FOR CLOSURE

A.R.H. 8/14/07

EXEMPT FROM
PLANNING COMMISSION

A.R.H. 8/14/07



The bearings on this plat are based on State Plane Coordinate Grid (Ohio South 1983) as derived from a Solar Observation (Local Hour Angle Method).

- LEGEND
- STONE (FOUND) WITH X
 - ⊙ CONCRETE MONUMENT (FOUND)
 - ⊗ AXLE (FOUND)
 - IRON PIPE (FOUND)
 - IRON PIN (FOUND)
 - ⊕ RAILROAD SPIKE (FOUND)
 - ⊕ PK NAIL (FOUND)
 - △ POINT
 - IRON PIN (SET) 5/8" REBAR WITH IDENTIFICATION CAP (C.R. HARKNESS PLS 6885)

APPROVED FOR CLOSURE
[Signature] 8/14/2007

EXEMPT FROM
PLANNING COMMISSION
[Signature] 8/14/2007

Gregory Joseph ET AL
OR Vol. 2045, Page 544.

Situated in the State of Ohio, County of Muskingum, City of Zanesville, and Township of Wayne:

Being part of the Northwest Quarter of Section #4, and Northeast Quarter of Section #5, Township #12, Range #13, of the Congress Lands East of the Scioto River, further including all of Lots #51, #52, & #53, and portions of vacated alleys as shown on the Plat of East Greenwood Terrace recorded in Plat Book 4, Page 101, also including portions of vacated streets and alleys and non-vacated alleys of the Change and Extension of East Greenwood Terrace recorded in Plat Book 5, Page 51, also including part of Lots #1, #2, and #5 of Best's Subdivision recorded in Plat Book "A-O", Page 57, being all of the United Technologies Automotive property recorded in Deed Book Volume 1003, Page 251, with portions established by Boundary Line Agreement recorded in Deed 1136, Page 800 and known as Muskingum County Auditor's Parcel Numbers 73-03-06-29-000 and 81-60-02-01-000

SURVEYOR'S NOTES & REFERENCES:

Muskingum Co. Tax Maps and Orthophotos of the area. Survey of the United Technologies Automotive, Inc. property completed by Charles R Harkness PLS #6885 (Job #690 dated 3/13/1996).

Note #1- Extension of Southard Ave and connection with alley is presently used by the public and maintained by the City of Zanesville. No recorded easement or dedication was found.

Note #2- Alley Vacations City Ordinance 95-01 recorded in Deed Book Volume 1105, Page 637.

Note #3- Street and Alley Vacations City Ordinance 97-29 recorded in Deed Book Volume 1134, Page 378.

Note #4- Section, Corporation, Township, and Parcel Line is shown as indicated on the Change and Extension Plat of East Greenwood Terrace. Other recorded survey, plat, and deed records are in conflict with this location. No additional effort was taken to resolve the conflict. Acreage and distances shown are approximate only.

Note #5- Alleys being part of the Change and Extension Plat of East Greenwood Terrace located in Wayne Township to date, are not vacated. Area covered by these un-vacated alleys is 0.08 Acres.

Note #6- Boundary Line Agreement between United Technologies - Automotive, Inc. and H & J McMillan recorded in Deed Book Volume 1136, Page 800.



This plat was prepared by C. R. Harkness Surveying & Mapping Inc. 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.

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[Signature] 8/24/2007

SURVEY FOR: Grouper LLC	
SURVEY DATE: August 13, 2007	DRAWN DATE: August 14, 2007
Sec #4 & #5 TWP:#12 R:#13 WAYNE/ZANESVILLE CO: Muskingum	
CHARLES R. HARKNESS SURVEYING & MAPPING, INC. 8205 OLD TOWN ROAD ROSEVILLE, OHIO 43777 PHONE (740) 849-0122	
JOB NUMBER JOB #1607	DRAWING / SHEET NUMBER Plat #03

