



Linn Engineering, Inc.

Civil Engineering Consultants

740-452-7434 • 1-800-991-7434

534 Market Street • P.O. Box 2086 • Zanesville, Ohio 43702-2086

310 Charter, LLC

OR 2203-380

+/- 1.952 acre split

Situated in the State of Ohio, County of Muskingum, City of Zanesville, bounded and described as follows:

Being a part of Bank Lots 2 and 3 in Quarter Township 1, Township 1, Range 8, United States Military Lands, being more particularly described as follows:

Beginning for reference at the northeast corner of a 1.50 acre tract of land now owned by 310 Charter, LLC (OR 2546-633) that is 60 feet left of Station 17+40 on a centerline survey of the Proposed Zanesville Industrial Park Road (now known as Northpointe Drive) recorded in Plat Book 15, Page 73, and on the west right of way line of said road;

thence along said west right of way line South 02 degrees 21 minutes 19 seconds West 208 feet to the southeast corner of said 310 Charter lands;

thence leaving said west right of way line and along the south line of said 310 Charter lands, North 87 degrees 38 minutes 39 seconds West 327.21 feet to an iron pin set on the southwest corner of said 310 Charter lands and the principal place of beginning;

thence through lands now owned by 310 Charter, LLC (OR 2203-380) the following twelve courses:

- 1) South 80 degrees 11 minutes 26 seconds East 139.50 feet;
- 2) South 09 degrees 48 minutes 34 seconds West 1.43 feet;
- 3) thence with a curve to the left with an arc length of 26.38 feet, with a radius of 20.00 feet, with a chord bearing of South 27 degrees 58 minutes 16 seconds East, with a chord length of 24.51 feet;
- 4) South 65 degrees 45 minutes 05 seconds East 76.89 feet;
- 5) thence with a curve to the right with an arc length of 15.69 feet, with a radius of 20.00 feet, with a chord bearing of South 43 degrees 16 minutes 45 seconds East, with a chord length of 15.29 feet;
- 6) South 20 degrees 48 minutes 24 seconds East 58.75 feet;
- 7) thence with a curve to the right with an arc length of 6.52 feet, with a radius of 20.00 feet, with a chord bearing of South 11 degrees 28 minutes 18 seconds East, with a chord length of 6.49 feet;
- 8) South 02 degrees 08 minutes 12 seconds East 86.83 feet;
- 9) thence with a curve to the left with an arc length of 13.12 feet, with a radius of 20.00 feet, with a chord bearing of South 20 degrees 55 minutes 46 seconds East, with a chord length of 12.89 feet;
- 10) South 39 degrees 43 minutes 20 seconds East 23.19 feet;
- 11) thence with a curve to the left with an arc length of 14.54 feet, with a radius of 32.00 feet, with a chord bearing of South 52 degrees 44 minutes 12 seconds East, with a chord length of 14.41 feet;
- 12) South 65 degrees 45 minutes 05 seconds East 32.88 feet to a point on the west line of said Northpointe Drive;

86-33-01-02-003 A

thence along said west line South 02 degrees 21 minutes 21 seconds West 12.37 feet to an iron pin found on the northeast corner of lands now owned by D3 Zanesville, LLC (OR 2532-632);

thence along said D3 Zanesville lands the following two courses:

- 1) North 65 degrees 49 minutes 21 seconds West 145.53 feet to an iron pin found
- 2) South 24 degrees 16 minutes 55 seconds West 143.14 feet to a point on the north right of way line of State Route 60 (Maple Ave./Frazeyburg Road), said right of way are lands now owned by the State of Ohio (DR 1131-962);

thence along said State of Ohio lands the following two courses:

- 1) North 65 degrees 45 minutes 03 seconds West 21.30 feet;
- 2) South 86 degrees 27 minutes 21 seconds West 64.34 feet;
- 3) South 24 degrees 14 minutes 58 seconds West 30.00 feet to a point on the centerline of said State Route 60;

thence along said centerline the following two courses:

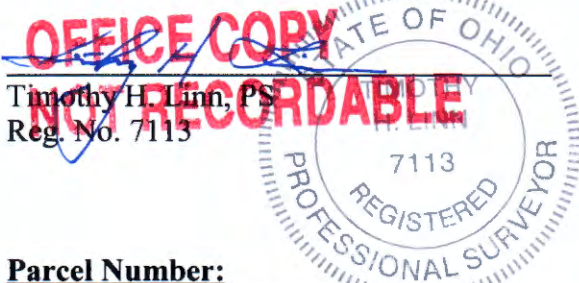
- 1) North 65 degrees 45 minutes 19 seconds West 7.81 feet;
- 2) thence with a curve to the right with an arc length of 90.01 feet, with a radius of 2709.97 feet, with a chord bearing of North 65 degrees 04 minutes 38 seconds West, with a chord length of 90.01 feet to the southeast corner of lands now owned by Clay Aid Propco, LLC (OR2485-488);

thence along the east line of said Clay Aid Propco North 09 degrees 48 minutes 34 seconds East 359.61 feet, to the principal place of beginning, passing an iron pin found at 31.52 feet, containing 1.952 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.

Bearings are based on Ohio State Plane Coordinate System, NAD 83, South Zone, Grid North, as per GPS observation made on June 7, 2013.

Iron pins set are 5/8 inch diameter by 30 inch long rebar with a plastic identification cap.

This description is written from an actual field survey completed February 20, 2015 by Timothy H. Linn, PS.



3/4/15
Date

APPROVED BY CITY PLANNING COMMISSION,
ZANESVILLE, OHIO;
NO PLAT REQUIRED

3-17-15

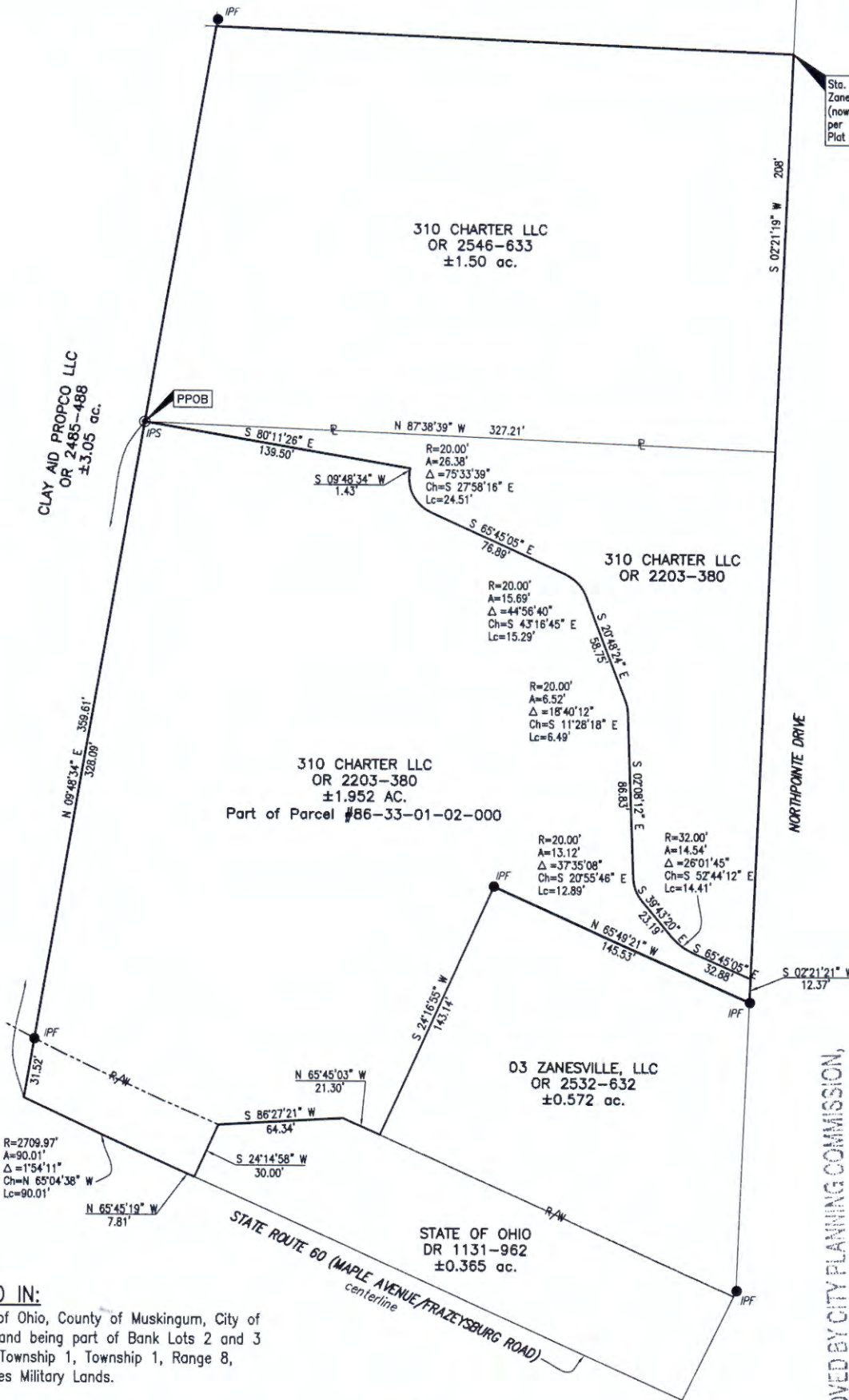
Parcel Number:

Part of Parcel No.: 91-86-33-01-02-000 (+/- 1.952 ac)

DESCRIPTION
APPROVED
By: 3/19/2015

310 CHARTER, LLC
±1.952 AC. SPLIT

Sta. 17+40, 60' Lt.
Zanesville Industrial Park Road
(now known as Northpointe Drive)
per 1980 Centerline Survey Plat
Plat Bk 15, Pg 73



SITUATED IN:

The State of Ohio, County of Muskingum, City of Zanesville, and being part of Bank Lots 2 and 3 in Quarter Township 1, Township 1, Range 8, United States Military Lands.

BASIS OF BEARINGS

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 per GPS observations on June 7, 2013.

REFERENCES

OR 2203-380
OR 2546-633
OR 2532-632
OR 2485-488
PB 15, Pg. 73

DESCRIPTION
APPROVED
By: [Signature] 3/19/2015

PARCEL No.

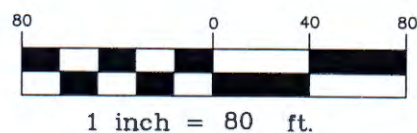
Part of: 91-86-33-01-02-000 (±1.952 ac.)

LEGEND

- Iron Pin Found
- ⊙ Iron Pin Set, 5/8" rebar
- PKF
- △ PK Nail Found
- △ PK Nail Set
- Monument Found
- R/W — Right of Way



OFFICE COPY
NOT RECORDABLE
Date: 3/4/15
Reg. Surveyor No. 7113



APPROVED BY CITY PLANNING COMMISSION,
ZANESVILLE, OHIO;
NO PLAT REQUIRED

3-12-15



Linn Engineering, Inc.
Civil Engineering Consultants
P.O. Box 2086 Zanesville, Ohio 43702-2086

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