



Linn Engineering, Inc.

Civil Engineering Consultants

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

10-34-41-01-008
81 W. LONG ABERG RD. AVE

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OUTLOT B SPLIT

Situated in the State of Ohio, County of Muskingum, Village of Dresden and described as follows:

Being a part of Lot 2, Quarter Township Four of the United States Military Lands, Township 3 North, Range 8 West; being part of lands now owned by McCoy Plaza General Partnership as described in Muskingum County Deed Record 1084, Page 377, and more particularly described as follows:

Beginning for reference at the Northeast corner of Lot 2 of Quarter Township Four;
thence along the east line of said Lot 2 South 03 degrees 51 minutes 34 seconds West 44.57 feet to a point on the centerline of a service road;
thence along said centerline South 88 degrees 53 minutes 22 seconds West 171.33 feet to the intersection with the centerline of a service road;
thence along said service road centerline South 13 degrees 05 minutes 23 seconds East 24.30 feet to a point;
thence leaving said service road centerline South 76 degrees 54 minutes 37 seconds West 10.00 feet to a magnetic nail found and the principal place of beginning;
thence along the west line of said service road, South 13 degrees 05 minutes 23 seconds East 125.89 feet to a magnetic nail found;
thence on a curve to the right having a radius of 20.00 feet, a central angle of 104 degrees 22 minutes 23 seconds and a chord bearing South 39 degrees 05 minutes 48 seconds West a distance of 31.60 feet to a magnetic nail found on the north line of McCoy Crossing Road;
thence along said north line North 88 degrees 43 minutes 00 seconds West 132.84 feet to a magnetic nail set;
thence through said McCoy Plaza General Partnership lands North 03 degrees 36 minutes 37 seconds East 158.12 feet to a magnetic nail set on the south line of a service road;
thence along said south line North 88 degrees 53 minutes 22 seconds East 94.42 feet to a magnetic nail found;
thence on a curve to the right having a radius of 20.00 feet, a central angle of 78 degrees 01 minutes 15 seconds and a chord bearing South 52 degrees 06 minutes 00 seconds East a distance of 25.18 feet to the principal place of beginning,
containing 0.491 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.

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The above described parcel is subject to the following encumbering and augmenting easements:

SANITARY SEWER EASEMENT

Beginning for reference at the Northeast corner of Lot 2 of Quarter Township Four;
thence along the east line of said Lot 2 South 03 degrees 51 minutes 34 seconds West 44.57 feet to a point on the centerline of a service road;
thence along said centerline South 88 degrees 53 minutes 22 seconds West 171.33 feet to the intersection with the centerline of a service road;
thence along said service road centerline South 13 degrees 05 minutes 23 seconds East 24.30 feet to a point;
thence leaving said service road centerline South 76 degrees 54 minutes 37 seconds West 10.00 feet to a magnetic nail found;
thence South 13 degrees 05 minutes 23 seconds East 125.89 feet to a magnetic nail set;
thence along a curve to the right having a radius of 20.00 feet and an arc length of 10.97 feet, being subtended by a chord of South 02 degrees 36 minutes 59 seconds West for a distance of 10.83 feet to the principal place of beginning;
thence along a curve to the right having a radius of 20.00 feet and an arc length of 25.47 feet, being subtended by a chord of South 54 degrees 48 minutes 11 seconds West for a distance of 23.78 feet to a magnetic nail found;
thence North 88 degrees 43 minutes 00 seconds West 141.67 feet to a magnetic nail found;
thence along a curve to the right having a radius of 15.00 feet and an arc length of 24.28 feet, being subtended by a chord of North 42 degrees 20 minutes 41 seconds West for a distance of 21.72 feet to a magnetic nail found;
thence North 04 degrees 01 minutes 38 seconds East 16.00 feet to a point on the west line of Lot B;
thence South 44 degrees 59 minutes 28 seconds East 25.83 feet to a point approximately ten feet from the centerline of sanitary sewer;
thence South 88 degrees 49 minutes 28 seconds East 156.34 feet to the principal place of beginning.
Containing 0.06 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.

STORM SEWER EASEMENT

Beginning for reference at the Northeast corner of Lot 2 of Quarter Township Four;
thence along the east line of said Lot 2 South 03 degrees 51 minutes 34 seconds West 44.57 feet to a point on the centerline of a service road;
thence along said centerline South 88 degrees 53 minutes 22 seconds West 171.33 feet to the intersection with the centerline of a service road;
thence along said centerline South 13 degrees 05 minutes 23 seconds East 24.30 feet to a point;
thence leaving said service road centerline South 76 degrees 54 minutes 37 seconds West 10.00 feet to a magnetic nail found and the principal place of beginning;
thence South 13 degrees 05 minutes 23 seconds East for a distance of 125.89 feet to a magnetic found;
thence along a curve to the right having a radius of 20.00 feet and an arc length of 29.31 feet, being subtended by a chord of South 28 degrees 53 minutes 40 seconds West for a distance of 26.76 feet to a point;
thence North 00 degrees 59 minutes 21 seconds West 29.47 feet to a point;

thence North 15 degrees 59 minutes 44 seconds West 125.89 feet to a point;
thence North 33 degrees 35 minutes 40 seconds East 11.96 feet to a point;
thence along a curve to the right having a radius of 20.00 feet and an arc length of 20.25 feet, being subtended by a chord of South 42 degrees 05 minutes 42 seconds East for a distance of 19.40 feet to the principal place of beginning,
Containing 0.05 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.

UNDERGROUND ELECTRIC EASEMENT

Beginning for reference at the Northeast corner of Lot 2 of Quarter Township Four;
thence along the east line of said Lot 2 South 03 degrees 51 minutes 34 seconds West 44.57 feet to a point on the centerline of a service road;
thence along said centerline South 88 degrees 53 minutes 22 seconds West 171.33 feet to the intersection of the centerline of a service road;
thence along said centerline South 13 degrees 05 minutes 23 seconds East 24.30 feet to a point;
thence leaving said service road centerline South 76 degrees 54 minutes 37 seconds West 10.00 feet to a magnetic nail set;
thence along a curve to the left having a radius of 20.00 feet and an arc length of 27.23 feet, being subtended by a chord of North 52 degrees 06 minutes 00 seconds West for a distance of 25.18 feet to a magnetic nail set;
thence South 88 degrees 53 minutes 22 seconds West 88.37 feet to a point and the principal place of beginning of a 10 foot wide strip;
thence South 04 degrees 47 minutes 05 seconds West 148.52 feet to a point;
thence South 88 degrees 43 minutes 00 seconds East 36.91 feet to a point;
thence South 01 degrees 16 minutes 58 seconds West 10.00 feet to a point on the north line of McCoy Crossing Road;
thence North 88 degrees 43 minutes 00 seconds West 47.54 feet to a point;
thence North 04 degrees 47 minutes 05 seconds East 158.12 feet to the south line of a service road;
thence North 88 degrees 53 minutes 22 seconds East 10.05 feet to the principal place of beginning;
containing 0.04 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.

Bearings are based on the parent tract as surveyed and recorded in Deed Record 1059, Page 300.

This description is written based on a survey completed August 3, 1998 by Jack D. Newcome, Reg. No. 7321.

Jack D. Newcome
Jack D. Newcome
Reg. No. _____ Date 03/28/03

PARCEL NO.: Part of Parcel No.: ~~11~~-10-34-41-01-004 (0.491 ac.)

DESCRIPTION APPROVED
FOR ADDITIONAL TRANSFER
BY *[Signature]*
3-31-2003

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SITUATED IN

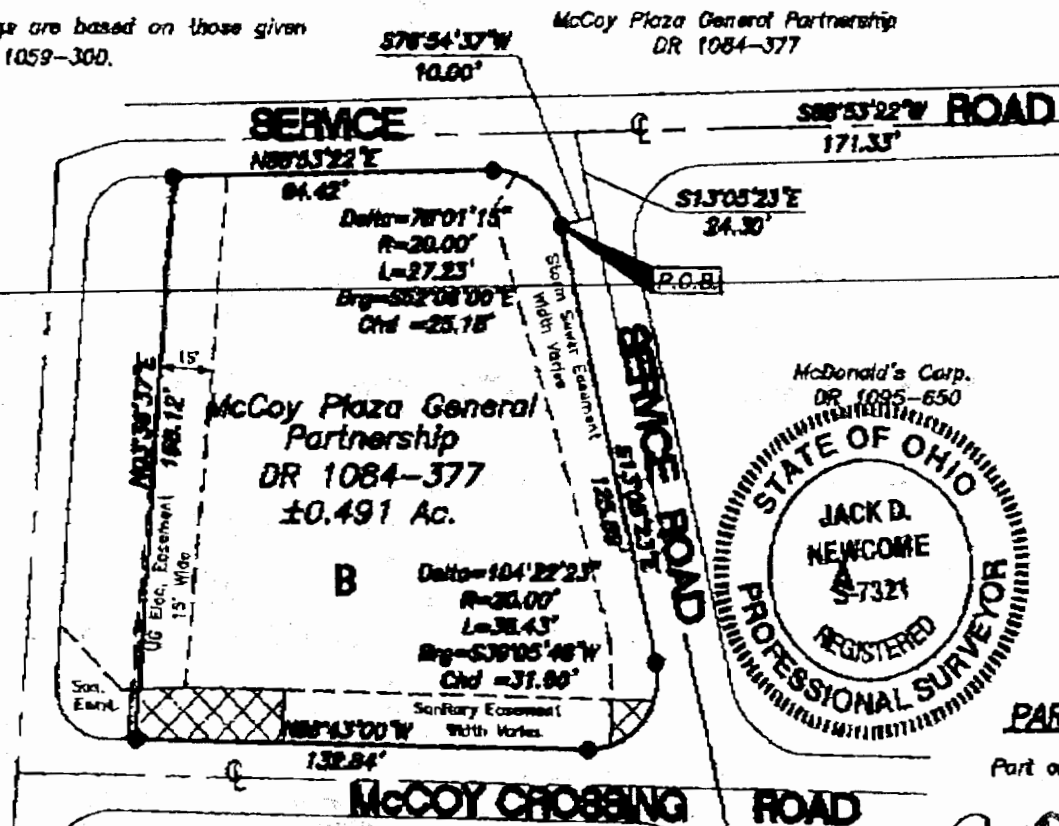
The Village of Dresden, County of Muskingum, State of Ohio, and being part of Outlot "B" of McCoy Crossing.

M. & A.G. Allen
DR 581-866
LOT 48

NE Corner of
Lot 2 of
Grt. Twp. 4
T-3N, R-8W

BASIS OF BEARING

Bearings are based on those given in DR 1059-300.

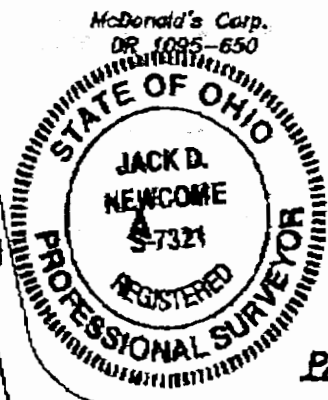


LEGEND

- Magnetic Nail
- ☒ Overlapping Easement

REFERENCES

- DR 580-359 DR 778-149
- DR 671-287 DR 974-339
- DR 690-50 DR 1052-274
- R/W Plans - SR 60
- P.B. 74, Pg. 34, 35



PARCEL NO.
Part of 11-0-0-41-0-000 (±0.491 Ac.)

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Jack D. Newcorn
Reg. Surveyor No. 7321
Date 4-1-03

DESCRIPTION APPROVED FOR AUDITORS TRANSFER BY 4-1-03

Project No. LEPI-110

Linn Engineering, Inc. 740-451-7424
Civil Engineering Consultants
P.O. Box 2088 Xenia, Ohio 45304-2088

04/01/03 13:59 01 740 452 8188 LINN ENGINEERING 04/04/04