



Linn Engineering, Inc.

Civil Engineering Consultants

534 Market Street • P.O. Box 2671 • Zanesville, Ohio 43702-2671

614-452-7434

17-39-04-52

17-39-04-51 x

OFFICE COPY 225 SEBAUGH
NOT RECORDABLE

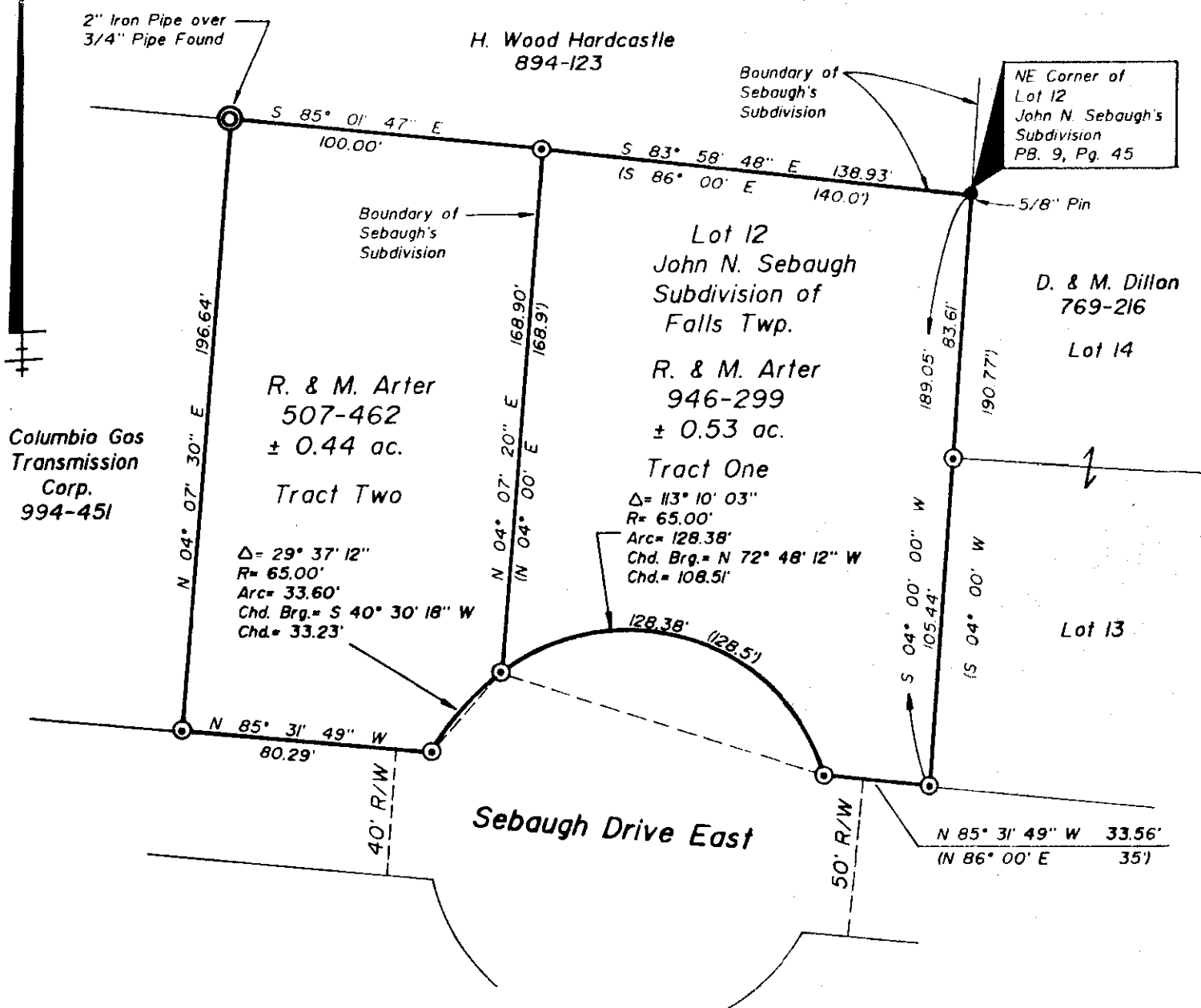
Situated in the State of Ohio, County of Muskingum,
Township of Falls, bounded and described as follows:

Being a part of Quarter Township Two, Township One North,
Range Seven West, United States Military Lands, and more
particularly described as follows:

TRACT ONE: Beginning at an iron pin found on the
northeast corner of Lot 12 of John N. Sebaugh's
Subdivision as designated and delineated on Muskingum
County Plat Book 9, Page 45; thence along the east line
of said Lots 14 and 15 of said subdivision South 04
degrees 00 minutes 00 seconds West 189.05 feet to an iron
pin set on the southwest corner of said Lot 13 and the
north line of Sebaugh Drive East, passing an iron pin set
at 83.61 feet; thence along the north line of said drive
North 85 degrees 31 minutes 49 seconds West 33.56 feet to
an iron pin set on the northern perimeter of the Sebaugh
Drive East cul de sac; thence on a curve to the left
having a radius of 65.00 feet, a central angle of 113
degrees 10 minutes 03 seconds and a chord bearing North
72 degrees 48 minutes 12 seconds West a distance of
108.51 feet to an iron pin set on the southwest corner of
said Lot 12;

thence along the east line of lands now owned by R. and
M. Arter (Deed Record 507, Page 462) North 04 degrees 07
minutes 20 seconds East 168.90 feet to an iron pin set on
the northwest corner of said Lot 12; thence along the
south line of lands now owned by H.W. Hardcastle (Deed
Record 894, Page 123) South 83 degrees 58 minutes 48
seconds East 138.93 feet to the place of beginning,
containing 0.53 acres, more or less, subject to all legal
road right of ways and applicable easements, written or
implied.

TRACT TWO: Beginning at an iron pin set on the northwest
corner of Lot 12 of John N. Sebaugh's Subdivision as
designated and delineated on Muskingum County Plat Book
9, Page 45; thence along the west line of said Lot 12
South 04 degrees 07 minutes 20 seconds West 168.90 feet
to an iron pin set on the southwest corner of said Lot 12
and the north line of Sebaugh Drive East as designated
and delineated on said plat; thence along the northern
perimeter of the Sebaugh Drive East cul de sac on a curve
to the left having a radius of 65.00 feet, a central
angle of 29 degrees 37 minutes 12 seconds and a chord
bearing South 40 degrees 30 minutes 18 seconds West a
distance of 33.23 feet to an iron pin set on the north



NOTE: Plat bearings and distances are in parentheses.

SITUATED IN

The Township of Falls, County of Muskingum, State of Ohio and being part of the 2nd Quarter, T-1-N, R-7-W.

LEGEND

- ⊙ Iron Pin Set, 5/8" rebar
- Iron Pin Found
- Iron Pipe Found

BASIS OF BEARINGS

Bearings based on the west line of John N. Sebaugh's Subdivision of Falls Township, as designated and delineated in Plat Book 9, Page 45, of the Muskingum County Records.

REFERENCES

DR 435-331
DR 989-195
DR 894-123
DR 507-462
DR 946-299
DR 769-216
PB. 9, Pg. 45
PB. 8, Pg. 18

PARCEL NO.

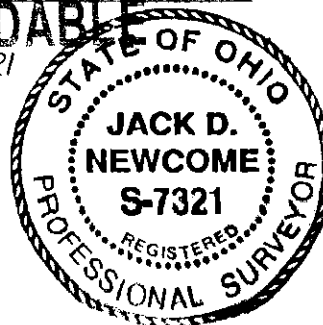
All of: 18-17-39-04-51-000 (± 0.44 ac.)
All of: 18-17-39-04-52-000 (± 0.53 ac.)

OFFICE COPY

NOT RECORDABLE
Jack D. Newcome
Reg. Surveyor No. 7321

8-16-91

Date



DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. J. Hanks
8-19-91



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