



**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

Arter  
Page 2

line of said drive; thence along the north line of said drive North 85 degrees 31 minutes 49 seconds West 80.29 feet to an iron pin set on the southeast corner of lands now owned by Columbia Transmission Corp. (Deed Record 994, Page 451); thence North 04 degrees 07 minutes 30 seconds East 196.64 feet to a 2 inch iron pipe found on Columbia Gas Transmission Corp.'s northeast corner; thence along the south line of lands now owned by H.W. Hardcastle (Deed Record 894, Page 123); South 85 degrees 01 minutes 47 seconds East 100.00 feet to the place of beginning, containing 0.44 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.

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

This description is written based on a survey completed August 6, 1991 by Jack D. Newcome, Reg. No. 7321.

Jack D. Newcome  
Reg. No. 7321

08/06/91  
Date

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NOT RECORDABLE

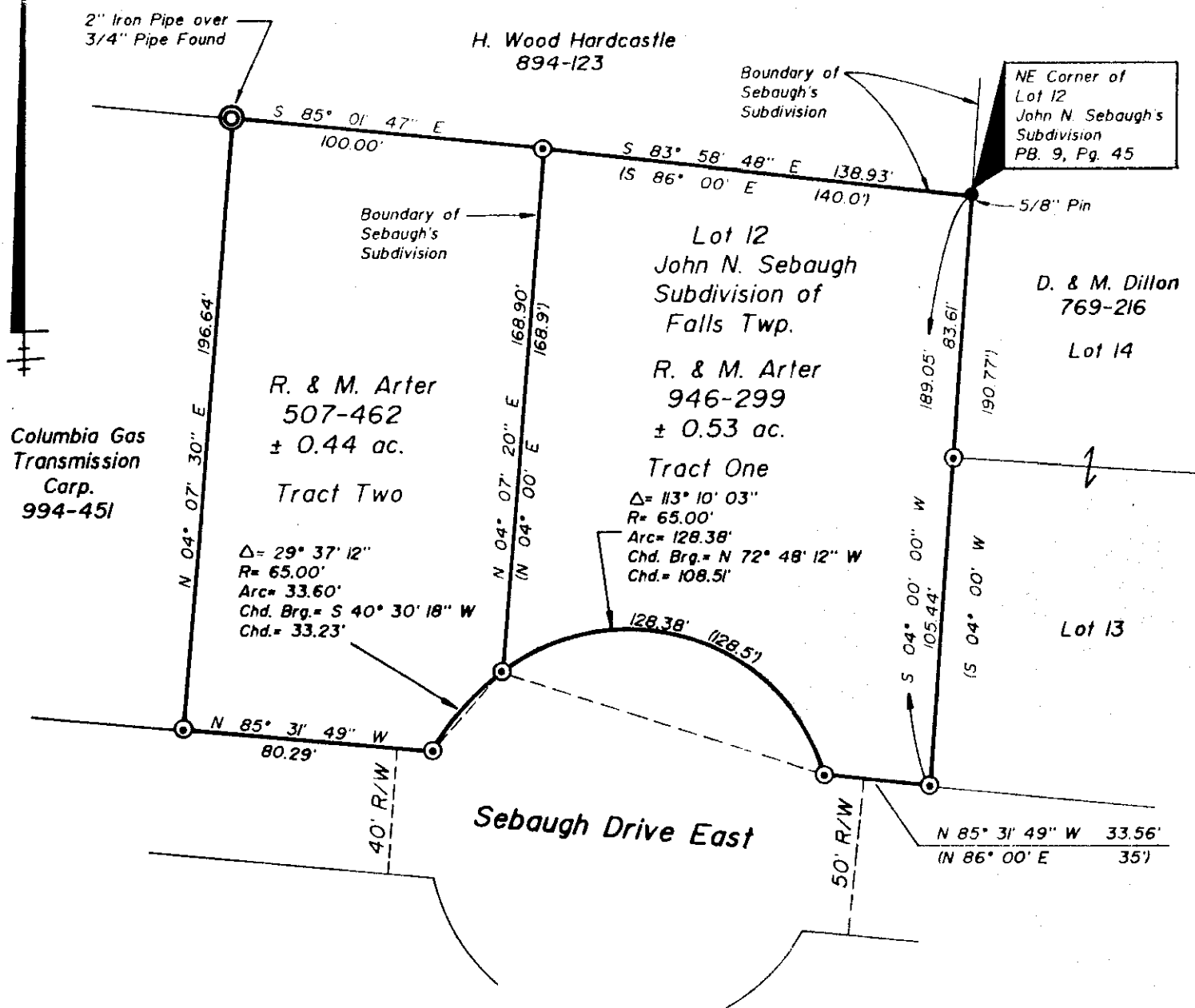
PARCEL NO.:

All of Parcel No.: 18-17-39-04-51-000 (0.53 ac.)  
All of Parcel No.: 18-17-39-04-52-000 (0.44 ac.)



DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY JY Hawk  
8-19-91



NOTE: Plat bearings and distances are in parenthesis.

### 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

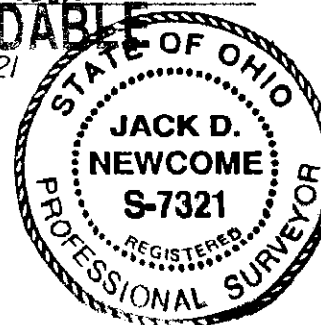
DR 435-331  
DR 989-195  
DR 894-123  
DR 507-462  
DR 946-299  
DR 769-216  
PB 9, Pg. 45  
PB 8, Pg. 18

### 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. Namb  
8-19-91



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