

# Know all Men by these Presents

That

L. PETER DINAN, Married

of Muskingum County, State of Ohio, for valuable consideration paid, grant  
with general warranty covenants, to

DANTE BENINCASA

whose tax mailing address is 3236 Dresden Road, Zanesville, Ohio

the following real property:

## PARCEL ONE:

Situated in the State of Ohio, County of Muskingum, Township of Falls,

Being a part of Quarter Township 2, Township 1, Range 7:

Beginning at an iron pin at the northeast corner of Lot 13 of Lake Hilltop Sub-division; thence south 85 degrees 08 minutes 20 seconds east 2617.67 feet to a concrete monument; thence the following eight (8) courses and distances 50 feet west of and parallel to the centerline of the railroad (1) south 23 degrees 03 minutes 51 seconds west 1033.28 feet to a point; (2) thence south 24 degrees 02 minutes 07 seconds west 205.48 feet to a point; (3) thence south 25 degrees 29 minutes 50 seconds west 182.38 feet to a point; (4) thence south 26 degrees 02 minutes 53 seconds west 188.33 feet to a point; (5) thence south 27 degrees 11 minutes 30 seconds west 196.69 feet to a point; (6) thence south 29 degrees 37 minutes 06 seconds west 215.53 feet to a point; (7) thence south 35 degrees 22 minutes 41 seconds west 320.88 feet to a point; (8) thence south 40 degrees 44 minutes 30 seconds west 112.95 feet to a point; thence north 30 degrees 37 minutes west 604.86 feet to an iron pin; thence north 40 degrees 33 minutes west 386 feet to an iron pin; thence north 69 degrees 33 minutes west 368 feet to an iron pin; thence north 85 degrees 33 minutes west 693.81 feet to an iron pin; thence north 85 degrees 08 minutes 03 seconds west 99.62 feet to an iron pin; thence along the east line of Lake Hilltop Subdivision north 4 degrees 55 minutes 34 seconds east 736.88 feet to an iron pin; thence south 85 degrees 04 minutes 26 seconds east 100 feet to an iron pin; thence north 4 degrees 55 minutes 34 seconds east 270.50 feet to an iron pin; thence north 85 degrees 04 minutes 26 seconds west 100 feet to an iron pin on the east line of said subdivision; thence along the east line of said subdivision north 4 degrees 55 minutes 34 seconds east 472.90 feet to the place of beginning containing eighty-nine and seventy-one hundredths (89.71) acres more or less.

Subject to the easements for North Linden Avenue and the railroad.

This description written from a survey made by L. Peter Dinan, Registered Surveyor #5451, February 3, 1987.

There is also conveyed herewith an easement for roadway purposes over a strip of land 25 feet in width immediately southwest of Course A and Course A extended eastwardly and westwardly, for the benefit of the lands herein described.

Parcel No. 17-17-40-02-01-000

## PARCEL TWO:

Situated in the State of Ohio, County of Muskingum, Township of Falls.

Being a part of Quarter Township 2, Township 1, Range 7:

Beginning at a point at the southeast corner of Lot 1 in Lake Hilltop Subdivision recorded in Plat Book 8, Page 85; thence south 4 degrees 55 minutes 34 seconds west 115 feet to an iron pin; thence south 85 degrees 08 minutes 03 seconds east 99.62 feet to an iron pin; thence south 4 degrees 57 minutes 13 seconds west 148.60 feet to a point and the true place of beginning of the parcel herein intended to be described; thence continuing south 4 degrees 57 minutes 13 seconds west 205.51 feet to an iron pin; thence south 7 degrees 40 minutes 24 seconds east 109.16 feet to a point; thence south 82 degrees 19 minutes 36 seconds west 100 feet to a point; thence north 7 degrees 40 minutes 24 seconds west 100 feet to a point; thence south 82 degrees 19 minutes 36 seconds west 200 feet to a point on the east side of East Highland Drive; thence along said road north 7 degrees 40 minutes 24 seconds west 42.33 feet to a point; thence continuing along the east side of said road north 4 degrees 57 minutes 13 seconds east 238.72 feet to a point; thence south 85 degrees

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PARCEL # 3  
PAR. # 18-17-39-01-05-000

Hand-drawn survey map of Hilltop Subdivision. The map shows a rectangular area divided into lots 10, 11, 12, and 13. Lot 11 is shaded. The area is bounded by Hilltop Road to the west and a line of 472.90' to the east. The south boundary is composed of several segments: 115' (with a 1 SE COR. DT. marker), 736.88' (with a 17114-2-70115 marker), 270.50' (with a 17114-2-70115 marker), and 100' (with a 17114-2-70115 marker). The north boundary is 472.90'. The area is labeled 'HILLTOP SUB' and 'PLOT BOOK 8, PAGE 85'. The map includes bearings and distances for the boundaries: N. 85° 03' 26" W. for the west boundary, N. 85° 04' 26" E. for the east boundary, and N. 4° 55' 34" E. for the south boundary segments.

ALL PAR. # 17-17-40-02-01-000

Hand-drawn survey map of a 194-acre parcel. The parcel is bounded by East Highland Drive to the west, a north-south line to the east, and a line with a bearing of S. 85° 02' 47" E. to the south. The parcel is divided into two sections: a larger section to the west and a smaller section to the east. The larger section is bounded by a line with a bearing of N. 7° 40' 24" W. to the west, a line with a bearing of N. 4° 57' 13" E. to the north, and a line with a bearing of S. 82° 19' 36" W. to the south. The smaller section is bounded by a line with a bearing of N. 7° 40' 24" W. to the west, a line with a bearing of N. 4° 57' 13" E. to the north, and a line with a bearing of S. 82° 19' 36" W. to the south. The parcel is labeled "194 ~Ac." and "PARCEL #2". The survey is dated "ALL PAR. #17-17-40-02-04-0000".

DESCRIPTION APPROVED  
for Auditor's transfer  
By J. J. Nambur  
2-17-87



**L. PETER DINAN**  
**SURVEYING & MAPPING**  
 27 South Park Avenue