

# 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 Subdivision; 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

OFFICE COPY  
NOT RECORDABLE

0704/87

02 minutes 47 seconds to 300 feet to the true place of beginning, containing one and ninety-four hundredths (1.94) acres more or less.

Subject to the easement for East Highland Drive.

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

Parcel No. 17-17-40-02-04-000

PARCEL THREE:

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

Being a part of Lot Number 11 of Lake Hilltop as shown and delineated in Plat Book 8, Page 85 of the plat records of Muskingum County, Ohio and beginning at a point on the west line of the said lot Number 11 which bears south 3 degrees 38 minutes west 15 feet from the northwest corner thereof; thence from said place of beginning south 86 degrees 22 minutes east, parallel to and 15 feet south of the north line of the said Lot 11, a distance of 200 feet to a point on the east line of said lot; thence south 3 degrees 38 minutes west, along said east line, 50 feet to a point; thence north 86 degrees 22 minutes west 200 feet to a point on the west line of the said Lot 11 and the east line of the Hilltop Road; thence north 3 degrees 38 minutes east, along said line, 50 feet to the place of beginning.

Together with all appurtenances but subject to all easements, restrictions of record and zoning regulations, if any.

Parcel No. 17-17-40-01-05-000

18-17-37-01-05-000

OFFICE COPY  
NOT RECORDABLE  
DESCRIPTION APPROVED  
for Auditor's transfer

By \_\_\_\_\_

Prior Instrument Reference: Volume \_\_\_\_\_, Page \_\_\_\_\_

~~wife of the grantor, releases all rights of dower therein.~~  
wife of the grantor, releases all rights of dower therein.

**Witness** their hands this \_\_\_\_\_ day of February,

1987.

Signed and acknowledged in presence of

\_\_\_\_\_  
L. PETER DINAN

\_\_\_\_\_  
Brenda K. Dinan  
BRENDA K. DINAN

State of Ohio, } ss. Before me, a Notary Public  
Muskingum County, } in and for said County and State, personally appeared the above named

L. PETER DINAN and BRENDA K. DINAN

who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

**In Testimony Whereof,** I have hereunto set my hand  
and official seal, at Zanesville, Ohio  
this \_\_\_\_\_ day of February A.D. 1987.

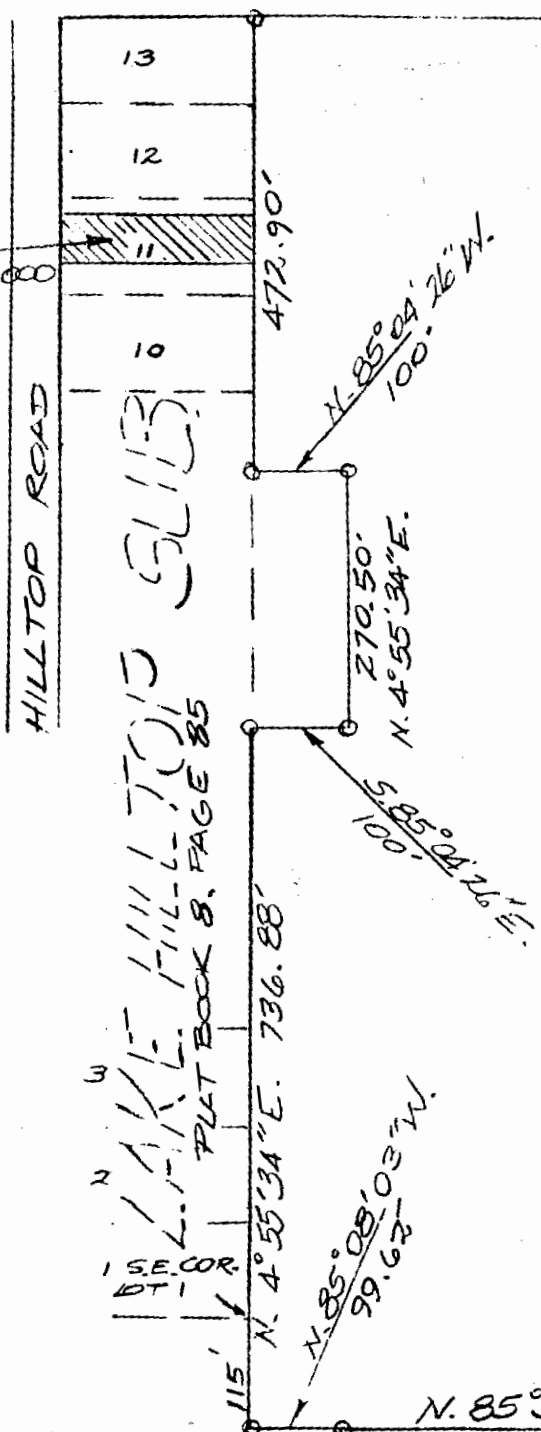
\_\_\_\_\_  
Notary Public

MICHAEL A. NORTHRUP

This instrument prepared by \_\_\_\_\_  
421 Main Street, P.O. Box 949

OFFICE COPY  
NOT RECORDABLE

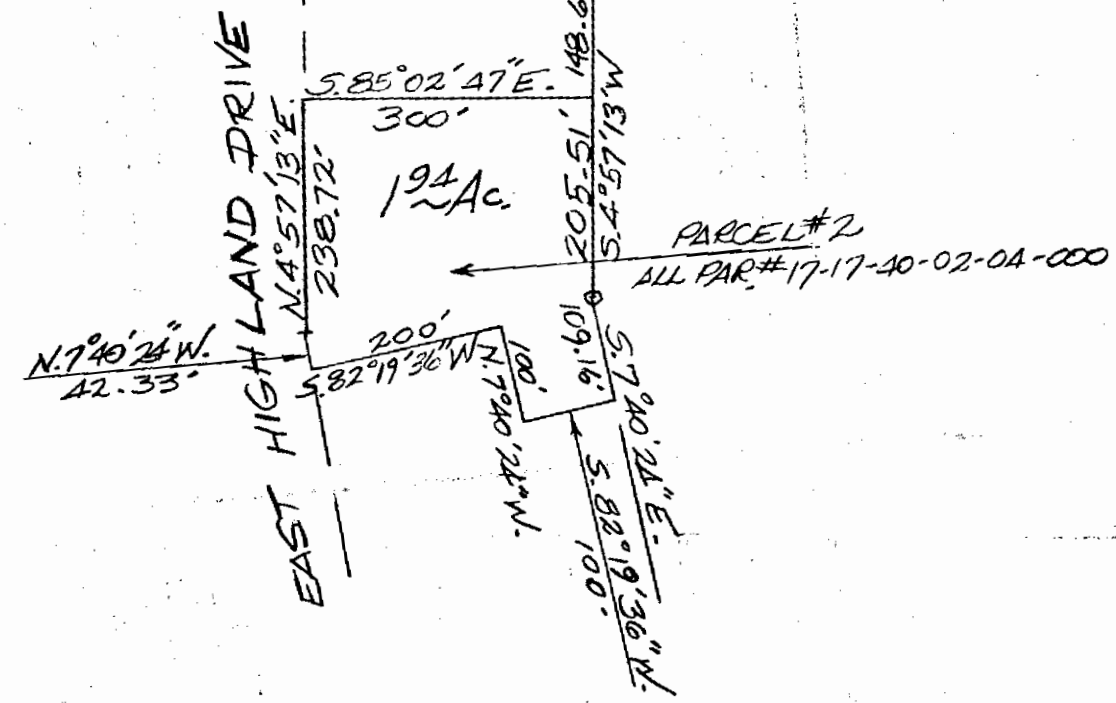
PARCEL #3  
PAR. #18-17-39-01-05-000



S. 85° 08' 20\"/>

89.71 Ac.

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



PART OF  
QTR. TWP. 2, TWP. 1, R. 7  
FALLS TOWNSHIP  
MUSKINGUM CO. OHIO  
Jan. 30, 1987

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

L. PETER DINAN