



**Linn Engineering, Inc.**

*Civil Engineering Consultants*

740-452-7434 • 1-800-991-7434 • FAX 740-452-5198

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

SNR

**KEARNS DEVELOPMENT COMPANY, LTD.**

**PARCEL 2**

Situated in the State of Ohio, County of Muskingum, City of Zanesville, bounded and described as follows:

Being a part of the Northwest Quarter of Quarter Township 4, Township 1 North, Range 8 West, United States Military Lands, also being a part of the lands now owned by Kearns Development Company, Ltd. as the same is recorded in Muskingum County Deed Record 1145, Page 983 and being more particularly described as follows:

BEGINNING for reference at an axle found at the northeast corner of Lot 33 of Westgate No. 2 Subdivision as designated and delineated on Muskingum County Plat Book 8, Page 30, said point also being on the current City of Zanesville Corporation line as designated and delineated on Muskingum County Plat Book 17, Page 97;

THENCE along the north line of said subdivision, the current corporation line and the north line of Westgate No. 1 Subdivision as designated and delineated on Muskingum County Plat Book 8, Page 16, North 88 degrees 49 minutes 46 seconds West 2127.90 feet to a point in the centerline of Kearns Drive and the principal place of beginning, passing axles found at 1625.31 feet, and 1677.07 feet, and an iron pipe found at 1875.31 feet, and an iron pin found at 2098.61 feet;

THENCE along the said corporation line the following ten courses:

- 1) South 17 degrees 33 minutes 48 seconds West 146.35 feet;
- 2) South 17 degrees 22 minutes 25 seconds West 132.67 feet;
- 3) South 18 degrees 23 minutes 02 seconds West 109.20 feet;
- 4) South 22 degrees 27 minutes 55 seconds West 75.86 feet;
- 5) South 27 degrees 55 minutes 23 seconds West 95.44 feet;
- 6) South 30 degrees 19 minutes 26 seconds West 106.95 feet;
- 7) South 56 degrees 52 minutes 56 seconds West 6.11 feet;
- 8) South 32 degrees 42 minutes 49 seconds West 16.82 feet;
- 9) South 29 degrees 12 minutes 43 seconds West 309.44 feet to a point in the centerline of State Route 146;
- 10) North 05 degrees 04 minutes 55 seconds East 1050.55 feet along said centerline of State Route 146 to a point on the northeast corner of lands now owned by 3200 NR, LLC (OR 1879-677);

THENCE continuing along said centerline of State Route 146, North 05 degrees 04 minutes 55 seconds East 82.03 feet to centerline station 42+35;

THENCE leaving said centerline of State Route 146, South 85 degrees 00 minutes 12 seconds

East 49.88 feet to a point on the east right of way of State Route 146 and the west line of lands now owned by the City of Zanesville (OR 1992-144);

THENCE along said west line of the City of Zanesville's lands, South 05 degrees 06 minutes 12 seconds West 84.70 feet to a point on the south line of said City of Zanesville's lands;

THENCE along the said south line of City of Zanesville's lands the following six courses:

- 1) a curve to the right having a radius of 25.00 feet, a central angle of 86 degrees 04 minutes 12 seconds and a chord bearing North 48 degrees 08 minutes 18 seconds East 34.12 feet to a point;
- 2) South 88 degrees 49 minutes 36 seconds East 36.27 feet to a point;
- 3) North 01 degrees 10 minutes 24 seconds East 15.00 feet to a point;
- 4) South 88 degrees 49 minutes 36 seconds East 195.00 feet to a point;
- 5) South 01 degrees 10 minutes 24 seconds West 15.00 feet to a point;
- 6) South 88 degrees 49 minutes 36 seconds East 59.53 feet to a point on the centerline of said Kearns Drive;

THENCE along said centerline of Kearns Drive, South 17 degrees 20 minutes 23 seconds West 159.37 feet to the principal place of beginning, containing 5.40 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.

Bearings are based on Grid North - Ohio South Zone Lambert Projection, derived from GPS Observations of the subject property.

This description is written from record documents and an actual field survey completed June 19, 1998 by Linn Engineering, Inc.

Timothy H. Linn, Reg. No. 7113

Date

Parcel No.

Part of: 19-17-54-04-03-000 (+/- 5.40 ac.)

APPROVED FOR CLOSURE

A.L. SWINEHART  
1-6-2006 RM

EXEMPT FROM  
PLANNING COMMISSION

A.L. SWINEHART  
1-6-2006 RM

### SITUATED IN

The State of Ohio, County of Muskingum,  
City of Zanesville, and being a part of the  
Northwest Quarter of Quarter Township 4,  
T1, R8, United States Military Lands.

Kearns Development Company, Ltd.  
DR 1145-983

City of Zanesville  
OR 1992-144

Kearns Development Company, Ltd.  
DR 1145-983

CITY OF ZANESVILLE  
FALLS TWP.

Axle Found at the  
Northeast Corner of Lot 33  
Westgate No. 2, PB 8, Pg. 30

WESTGATE NO. 2  
SUBDIVISION  
P.B. 8, PG. 30

### LEGEND

- Iron Pin Set, 5/8" rebar
- Iron Pin Found
- Pipe Found
- Right-of-Way Monument
- Axle Found
- R/W — Right of Way
- CORPORATION LINE — Corporation Line

### BASIS OF BEARING

Bearings are based on Grid North -  
Ohio South Zone Lambert Projection,  
derived from GPS Observations of the  
property.

EXEMPT FROM  
PLANNING COMMISSION

### REFERENCES

DR 1145-983  
OR 1992-144  
OR 1879-677  
P.B. 8, PG. 16 (WESTGATE NO. 1)  
P.B. 8, PG. 30 (WESTGATE NO. 2)  
P.B. 9, PG. 63 (CENTERLINE SURVEY SR 146)  
P.B. 17, PG. 97 (ANNEXATION)  
RIGHT OF WAY PLANS (MCS 16-10)

A-L Surveyant  
1-6-2006

OFFICE COPY  
NOT RECORDABLE

Timothy H. Linn  
Reg. Surveyor No. 7113

Date

Project No.: 800-102



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P.O. Box 2086 Zanesville, Ohio 43702-2086

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FALLS TWP.  
CITY OF ZANESVILLE

FALLS TWP.

CITY OF ZANESVILLE

Mon. Found  
@ Sta. 41+50  
50' Lt.

S85°00'12"E  
49.88'  
Station  
42+35

N05°04'35"E  
82.03'

Mon. Found (dist.)  
@ Sta. 46+50

3200 NR, LLC  
OR 1879-677

SR-146 (R/W Varies)

Sta. 50+70

PARCEL 2  
±5.40 Ac.

WESTGATE NO. 1  
P.B. 8, PG. 16

Dunzweiler Drive  
(TR-473)

### CURVE TABLE

NO.	DELTA	RADIUS	ARC	CHORD	BEARING
C1	86°04'12"	25.00'	37.55'	34.12'	N48°08'18"E

### LINE TABLE

NO.	BEARING	DISTANCE
L1	S05°06'12"W	84.70'

APPROVED FOR  
A-L Surveyant  
1-6-2006

### PARCEL NO.

Part of: 19-17-54-04-03-000(±5.40 ac.)

### GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.