

DESCRIPTION

APPROVED

By: A.L. Swinehart

9-30-2014 CLS

17-54-04-03-001

0.103 A split to become  
Right of Way  
(Turn lane)

Vol. 2576  
ps. 177

### LIMITED WARRANTY DEED

THAT, **KEARNS DEVELOPMENT COMPANY, LTD.**, an Ohio limited liability company, the Grantor, for valuable consideration paid, grants with limited warranty covenants to: **THE CITY OF ZANESVILLE**, a Municipal Corporation, the Grantee, whose tax mailing address is: 401 MARKET STREET, ZANESVILLE, OHIO 43701, the following described property:

Being 0.103 acre tract more fully described on Exhibit "A", attached hereto.

Tax Parcel No.: part of Tract 1 from 17-54-04-03-000

Prior Instrument No.: Volume 1520, Page 316

This conveyance is made subject to the following: (a) real estate taxes and assessments and similar encumbrances which are a lien on the subject real property not yet due and payable or delinquent; (b) zoning building, land use and other similar laws affecting the subject real property; (c) matters that would be reflected on an accurate survey of the subject real property; (d) covenants, restrictions, conditions and easements of record; and (e) legal highways.

IN WITNESS WHEREOF, the Grantor has hereunto caused this instrument to be executed this

30 day of January, 2015.

KEARNS DEVELOPMENT COMPANY, LTD.

BY: William F. Kearns

William F. Kearns, Manager

State of Ohio

County of Franklin ss

Before me, a Notary Public in and for said County and State, personally appeared the above named **KEARNS DEVELOPMENT COMPANY, LTD** by **William F. Kearns**, its **Manager**, who acknowledged the signing of the foregoing instrument as his voluntary act and deed on behalf of the company.

In Testimony Whereof, I have hereunto set my hand and official seal, at 1555 W. 5th Ave. this 30 day of January, 2015.

Toni Lee Quest  
Notary Public

This instrument prepared by:  
Fox Law Office  
233 Main Street  
Zanesville, Ohio 43701  
Telephone: (740) 452-9311



**TONI LEE QUEST**  
Notary Public, State of Ohio  
My Comm. Expires 09-06-2017

17-54-04-03-001 A

### DESCRIPTION FOR A 0.103 ACRE TRACT

Situated in the State of Ohio, County of Muskingum, City of Zanesville, being a part of that 166.32 acre Tract 1 (Parcel Number 17-54-04-03-000) as conveyed to Kearns Development Company, Ltd. as recorded in Official Record 1520, Page 316 all references being to those of record in the Recorder's Office, Muskingum County, Ohio, said 0.103 acre tract being more particularly bounded and described as follows:

Commencing at an iron pin found on the northerly right-of-way of Northpointe Drive, said iron pin found being 50.00 feet left of station 0+80.40 as shown on the right-of-way plans for MUS-NORTHPOINTE DR, PID 20811 ;

Thence leaving said right-of-way, South  $13^{\circ}09'27''$  West, 121.67 feet to an iron pin set at the intersection of the southerly right-of-way line of Northpointe Drive and the proposed easterly right-of-way of State Route 146, said iron pin set being the Point of Beginning for the 0.103 acre parcel herein described;

Thence along said proposed right-of-way line across said Kearns Development Company, Ltd tract, **South  $05^{\circ}06'13''$  West, 558.97 feet** to an iron pin set in the existing easterly right-of-way of State Route 146;

Thence along said easterly right-of-way the following three (3) courses and distances:

**North  $02^{\circ}21'26''$  East, 208.70 feet** to a point;

**North  $05^{\circ}06'13''$  East, 330.51 feet** to a point of curvature; and...

Northeasterly along a curve to the right, (rad= $25.00'$ , delta= $53^{\circ}07'49''$ , length= $23.18'$ ), a chord bearing and distance of **North  $31^{\circ}40'07''$  East, 22.36 feet** to the **Point of Beginning** and containing **0.103 acres**, more or less, according to a survey conducted by Jobes Henderson and Associates, Inc. in August of 2014.

The bearings in the above description are based on the Ohio State Plane Coordinate System, South Zone.

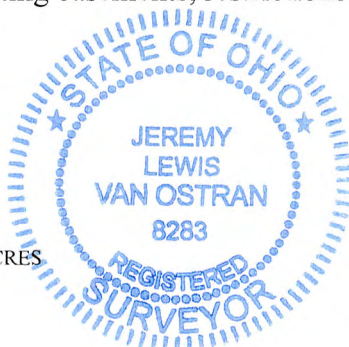
Subject to all valid and existing easements, restrictions and conditions of record.

August 29, 2014

J:/2014/14114/14114/row/legals/0.103 ACRES

DESCRIPTION  
APPROVED

By:                     



**OFFICE COPY  
NOT RECORDABLE**

Jeremy L. Van Ostran, P.S.  
Surveyor No. 8283

APPROVED BY CITY PLANNING COMMISSION,  
ZANESVILLE, OHIO;  
NO PLAT REQUIRED

                     12-30-14

17-54-04-03-001 B

# SURVEY OF 0.103 ACRE RIGHT-OF-WAY TAKE

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM,  
CITY OF ZANESVILLE, BEING A PART OF THE NORTHWEST QUARTER  
OF QUARTER TOWNSHIP 4, TOWNSHIP 1 NORTH, RANGE 8 WEST,  
UNITED STATES MILITARY LANDS



HORIZONTAL  
SCALE IN FEET  
ORIGINAL SHEET SIZE:  
22"x34"

3200 NR LLC  
D.B. 1879, PG. 6/7  
1.44 AC.  
PAR. 17-54-04-03-001

48+00

47+00

46+00

45+00

44+00

43+00

SR 146 (R/W VARIES)

FROM INTERSECTION

208.70'  
N2°21'26"E

0.103 ACRES

330.51'  
N5°6'13"E

558.97'  
S5°6'13"W

59.74'  
S84°53'56"E

NORTHPOINTE DR

## RIGHT OF WAY CURVE DATA

CURVE	CENTRAL ANGLE	RADIUS	CURVE LENGTH	CHORD LENGTH	CHORD BEARING
C1	53°07'49"	25.00	23.18	22.36	N31°40'07"E

KEARNS DEVELOPMENT COMPANY, I.L.D.  
O.R. 1520, PG. 3:6  
INSTR. 2000-00003478  
TRACT 1 - 166.32 AC.  
PAR. 17-54-04-03-000

APPROVED BY CITY PLANNING COMMISSION,  
ZANESVILLE, OHIO;  
NO PLAT REQUIRED

12-30-14

DESCRIPTION  
APPROVED

By: *[Signature]*

STATION OFFSETS REFERENCE  
MUS-NORTHPOINTE DR.  
PID 20811

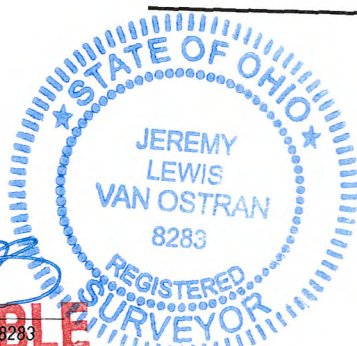
## MONUMENT LEGEND

- I.R.F. IRON PIN FOUND
- ⊙ I.R.F. IRON PIN FOUND W/ ID CAP
- I.R.S. IRON PIN SET W/ ID CAP

## BASIS FOR BEARINGS:

ALL BEARINGS SHOWN ARE FOR PROJECT USE ONLY.  
BEARINGS BASED ON STATE PLANE COORDINATE  
SYSTEM, OHIO SOUTH ZONE, NAD 83, GEIOD 09.  
ALL COORDINATES AS OBSERVED BY GPS OBSERVATIONS  
USING TRIMBLE R8 BASED ON ODOT VRS.

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NOT RECORDABLE



SR 146 / NORTHPOINTE RIGHT TURNLANE

DRAWING NAME:  
14114RD001.dgn

JOB NUMBER:  
14114.01

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