

# **L. Peter Dinan & Associates**

27 South Sixth Street

P. O. Box 55, Zanesville, Ohio 43701

SURVEYING & MAPPING

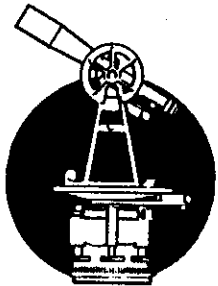
Catherine Musselman  
All Of Parcel #17-17-55-02-18-000  
Total 37.96 Acres

## **Parcel One:**

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

Being a part of Quarter Township 4, Township 1, Range 8 bounded and described as follows:

Beginning at an iron pin found at the southwest corner of Lot 15 in Maryland Heights Part 2 as recorded in Plat Book 10, Page 34; thence along the east line of Spring Street extended south 26 degrees 40 minutes 45 seconds east 300.31 feet to an iron pin found; thence north 56 degrees 04 minutes 58 seconds east 495.11 feet to an iron pin found; thence north 25 degrees 51 minutes 02 seconds east 161.0 feet to a point in the center of Musselman Drive; thence along the center of Musselman Drive on a curve to the left having a radius of 199.32 feet an arc length of 102.05 feet (the chord of which bears north 88 degrees 13 minutes 51 seconds east 100.93 feet) to a point; thence continuing along said centerline of Musselman Drive north 73 degrees 33 minutes 51 seconds east 3.90 feet to a point; thence leaving said road south 3 degrees 32 minutes 51 seconds west 187.81 feet to an iron pin found; thence south 89 degrees 05 minutes 09 seconds east 201.06 feet to an iron pin; thence south 2 degrees 38 minutes 05 seconds west 819.68 feet to an iron pin found; thence north 87 degrees 11 minutes 21 seconds west 1616.19 feet to a stone found on the north line of Colonel Jackson Heights as recorded in Plat Book 15, Page 11 and 12; thence north 20 degrees 56 minutes 44 seconds west 1006.36 feet to an iron pin; thence north 89 degrees 13 minutes 32 seconds east 106.10 feet to an iron pin found; thence north 8 degrees 03 minutes 28 seconds west 62.47 feet to an iron pin found; thence south 62 degrees 09 minutes 42 seconds east 167.07 feet to an iron pin found; thence south 85 degrees 12 minutes 22 seconds east 210.19 feet to an iron pin found; thence on a curve to the left having a radius of 412.33 feet an arc length of 104.61 feet (the chord of which bears north 74 degrees 25 minutes 01 seconds east 104.33 feet) to an iron pin found; thence north 67 degrees 36 minutes 18 seconds east 155.44 feet to an iron pin found at the southwest corner of Lot 25 of Maryland Heights Part 2; thence along the west line of said subdivision south 26 degrees 46 minutes east 56.98 feet to an iron pin found at the northwest corner of Lot 26; thence south 69 degrees 28 minutes west 161.75 feet to a point; thence on a curve to the right having a radius of 462.33 feet an arc length of 117.35



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feet (the chord of which bears south 77 degrees 32 minutes 42 seconds west 117.03 feet) to an iron pin found; thence south 3 degrees 12 minutes 15 seconds east 155.14 feet to an iron pin found; thence north 82 degrees 14 minutes 45 seconds east 250.95 feet to an iron pin found; thence north 87 degrees 32 minutes 30 seconds east 108.58 feet to an iron pin found on the west line of said Maryland Heights Part 2; thence south 26 degrees 46 minutes 00 seconds east along the west line of said Maryland Heights Part 2 and said line extended a distance of 300 feet to an iron pin; thence north 63 degrees 17 minutes 12 seconds east 209.77 feet to an iron pin; thence north 26 degrees 41 minutes 56 seconds west 199.96 feet to an iron pin; thence north 63 degrees 14 minutes east 50.0 feet to the place of beginning, containing thirty-two and two hundredths (32.02) acres more or less.

Subject to the easements of all legal right of ways.

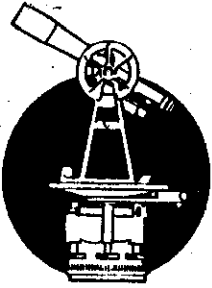
Excepting from the above described 32.02 acre parcel the following described property conveyed to Thomas D. and Mella Musselman by deed recorded in Deed Book 984, Page 504 bounded and described as follows;

Being a part of the North half of the 4th Quarter of Township 1, Range 8 of the United States Military Lands, Falls Township, Muskingum County, Ohio and being further bounded and described as follows:

Beginning for a point of reference at an iron pin found at the Southeasterly corner of Lot 28 of Maryland Heights Part 2 as shown on the plat recorded in Plat Book 10, Page 34 of the Muskingum County Plat Records, said point being on the westerly line of Spring Street; thence south 26 degrees 46 minutes 00 seconds east 249.89 feet along the westerly line of Spring Street extended to an iron pin set, said point being the true place of beginning of this tract, passing an iron pin found at the southeasterly corner of a 0.96 acre tract surveyed by L. Peter Dinan (Reg. Surveyor #5451) and shown on a plat dated Aug. 6, 1971 at 199.89 feet; thence continuing south 26 degrees 46 minutes 00 seconds east 125.00 feet along Spring Street extended to an iron pin set; thence south 63 degrees 14 minutes 00 seconds west 209.83 feet to an iron pin set; thence north 26 degrees 46 minutes 00 seconds west 125.00 feet to an iron pin set, said point being south 26 degrees 46 minutes 00 seconds east 50.00 feet from the Southwesterly corner of the aforementioned 0.96 acre tract; thence north 63 degrees 14 minutes 00 seconds east 209.83 feet to the place of beginning.

Containing 0.6021 acres, subject to any valid and existing easements of record.

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The bearing used in this description are based on the south line of Lot 28 having a bearing of south 63 degrees 14 minutes 00 seconds west as shown on the plat of Maryland Heights Part 2. The iron pins described as set are 5/8 inch diameter 30 inches long, solid reinforcing bars with plastic identification caps.

This description was prepared by The Hitchens Corporation, Division of Engineering and Surveying, from a survey made by same during November of 1986. Harold W. Hitchens, Jr., Reg. Surveyor #6751, November 28, 1986.

### Parcel Two:

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

Being a part of Quarter Township 4, Township 1, Range 8 bounded and described as follows:

Beginning at an iron pin found at the Southeast Corner of Westgate No. 2 as recorded in Plat Book 8, Page 30; thence south 1 degree 41 minutes 46 seconds west 649.55 feet to a point in the center of Musselman Drive; thence along the center of said Musselman Drive the following four (4) courses and distances south 86 degrees 07 minutes 51 seconds west 82.02 feet to a point; thence south 73 degrees 33 minutes 51 seconds west 126.75 feet to a point; thence on a curve to the right having a radius of 199.32 feet an arc length of 155.03 feet (the cord of which bears north 85 degrees 17 minutes 09 seconds west 151.15 feet) to a point; thence north 63 degrees 01 minutes 09 seconds west 129.50 feet to a point; thence leaving said Musselman Drive and along the east line of Lot 12 of Maryland Heights north 26 degrees 58 minutes 51 seconds east 232.93 feet to an iron pin; thence along the easterly line of Lots 12 10 and 8 north 26 degrees 41 minutes 09 seconds west 232.0 feet to an iron pin; thence north 36 degrees 23 minutes 32 seconds east 268.26 feet to an iron pin; thence south 88 degrees 01 minutes 26 seconds east 328.22 feet to the place of beginning, containing six and fifty-four hundredths (6.54) acres more or less.

Subject to the easements of Musselman Drive.

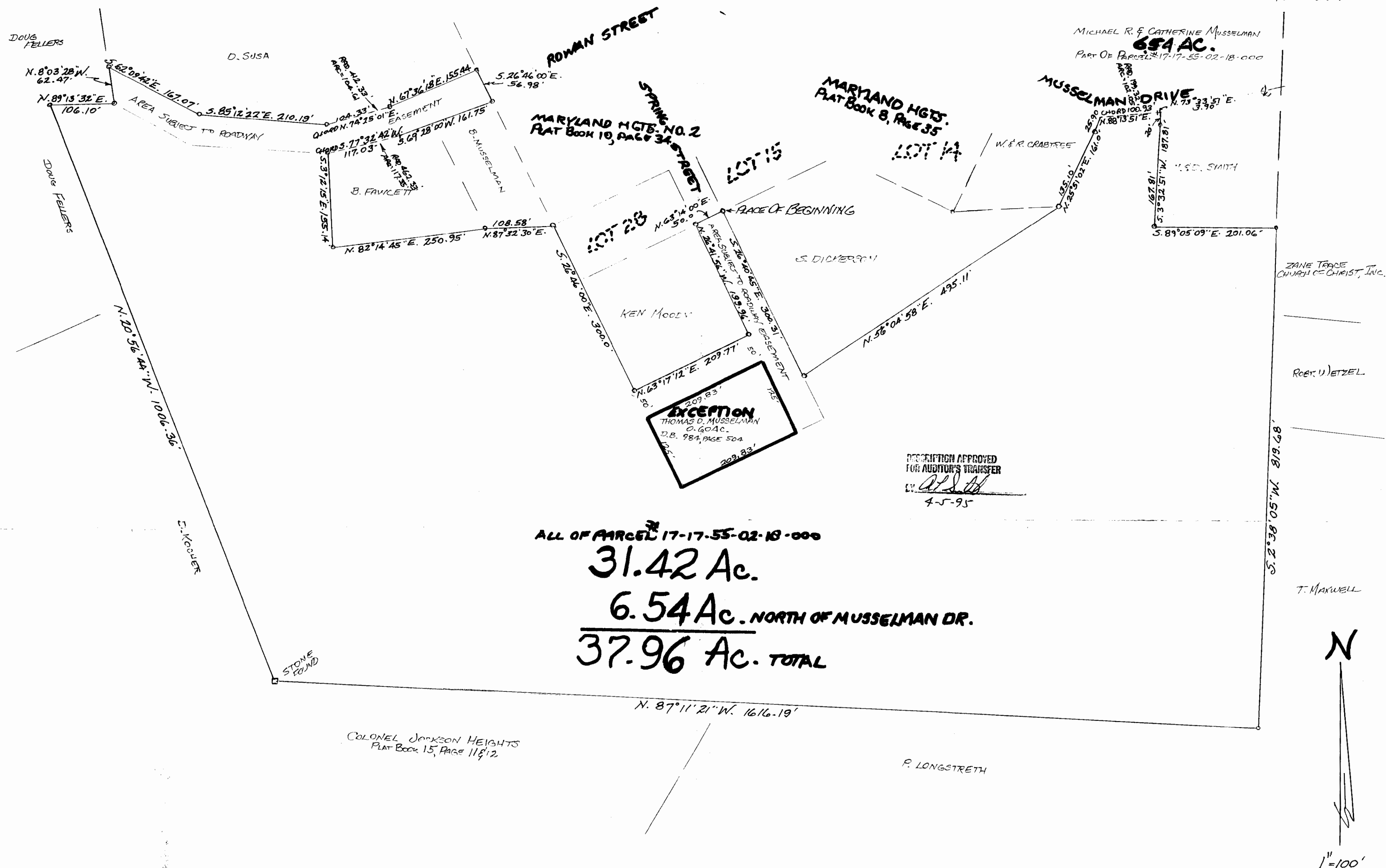
This description written from a survey made by L. Peter Dinan, Registered Surveyor #5451, April 4, 1995.

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DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY

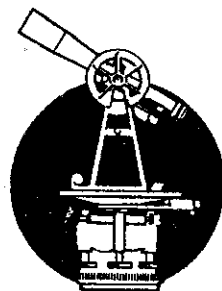
4-5-95



PART OF  
QTR. TWP. 4, TWP. 1, RA. 8  
FALLS TOWNSHIP  
MUSKINGUM COUNTY  
STATE OF OHIO  
APRIL 3, 1995

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**PETER DINAN**  
**SURVEYING & MAPPING**  
27 South Summit Street  
Zanesville, Ohio 43001



SURVEYING & MAPPING

Phone and Fax: 740-453-8448

**L. Peter Dinan & Associates**

27 South Sixth Street

P.O. Box 55, Zanesville, Ohio 43702-0055

Catherine Musselman  
17.68 Acres  
Part of Parcel #17-55-02-18-000

PS

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

Being a part of Quarter Township 4, Township 1, Range 8 bounded and described as follows:

Beginning at an iron pin found at the southwest corner of Lot 15 in Maryland Heights Part 2 as recorded in Plat Book 10, Page 34; thence along the east line of Spring Street extended south 26 degrees 40 minutes 45 seconds east 600.31 feet to an iron pin found; thence north 56 degrees 04 minutes 58 seconds east 200.0 feet to an iron pin found; thence south 27 degrees 24 minutes 57 seconds east 469.78 feet to an iron pin; thence north 87 degrees 11 minutes 21 seconds west 1395.85 feet to a stone found on the north line of Colonel Jackson Heights as recorded in Plat Book 15, Pages 11 and 12; thence north 20 degrees 56 minutes 44 seconds west 659.86 feet to an iron pin found; thence north 75 degrees 11 minutes 24 seconds east 355.25 feet to an iron pin; thence north 82 degrees 14 minutes 45 seconds east 250.95 feet to an iron pin; thence north 87 degrees 32 minutes 30 seconds east 108.58 feet to an iron pin; thence south 26 degrees 46 minutes east 604.08 feet to an iron pin; thence north 63 degrees 17 minutes 12 seconds east 209.83 feet to an iron pin; thence north 26 degrees 41 minutes 56 seconds west 504.04 feet to an iron pin; thence north 63 degrees 14 minutes east 50.0 feet to the place of beginning, containing seventeen and sixty-eight hundredths (17.68) acres more or less.

This description written from a survey made by L. Peter Dinan, Registered Surveyor #5451, September 19, 2005.

APPROVED FOR CLOSURE

APD 9-20-2005

EXEMPT FROM  
PLANNING COMMISSION

APD 9-20-2005

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**EXEMPT FROM  
PLANNING COMMISSION**

L. PETER DINAN  
REGISTERED SURVEYOR # 5451