

17-63-02-31  
2865 LINDEN AVE

0.61 Ac.

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

Being a part of Lot 4 and a strip off the southeast side of Lot 3 of Sunkel Brothers Subdivision as Recorded in Plat Book 5, Page 69 in Quarter Township Two (2), Township One (1), Range Seven (7) in the United States Military Lands and part of property now Recorded in the name of Robert L. Todd in Deed Book 1064, Page 333 of the Deed Records in said County bounded and described as follows:

Commencing at an iron pipe found at the southwest corner of Lot 4; thence N.30°12'14"E. ( the base of bearings for this description true north by sun observation ) along the west line of said Lot 4 a distance of 57.91' to an iron pin set at the true place of beginning for the following described parcel; thence continuing N.30°12'14"E. along the west line of said Lot 4 a distance of 85.00' to an iron pipe found at the northwest corner of Lot 4; thence S.59°52'01"E. along the north line of Lot 4 and the south line of Lot 3 a distance of 64.52' to an iron pipe found; thence crossing into Lot 3 S.62°32'09"E. 62.40' to an iron pipe found; thence S.59°37'59"E. 186.16' to an iron pin set on the west line of North Linden Avenue; thence along the west line of said road on a couve to the left having a radius of 2954.93' ( the chord of which bears S.35°09'13"W. 2.99' ) an arc distance of 2.99' to a point at the southeast corner of said Lot 3 and the northeast corner of said Lot 4; thence continuing along the west side of said North Linden Avenue on a curve to the left having a radius of 2954.93' ( the chord of which bears S.34°19'14"W. 82.01' ) an arc distance of 82.01' to an iron pin set; thence N.60°18'37"W. 306.88' to the true place of beginning containing sixty one hundredths ( 0.61 ) of an acre of which 0.015 of an acre is in Lot 3 and 0.595 of an acre is in Lot 4.

The above described parcel is part of Auditors Parcel No. 17-17-63-02-31.

Subject to all legal right of way and easements on record.

This description was written June 18, 1992 by Richard Max Graves  
Registered Surveyor No. 5792.

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY

J. J. Nambh

7-06-92

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BASE OF BEARINGS TRUE  
NORTH BY SUN OBSERVATION

- 5/8" x 30" IRON PIN SET
- 3/4" PIPE FD.
- IRON BAR FD
- ⊠ CROSS ON RAIL MON.



#### REFERENCE LIST

DEEDS AS SHOWN

Plot Sunkel Bros. Sub.  
P.B. 5, P. 69

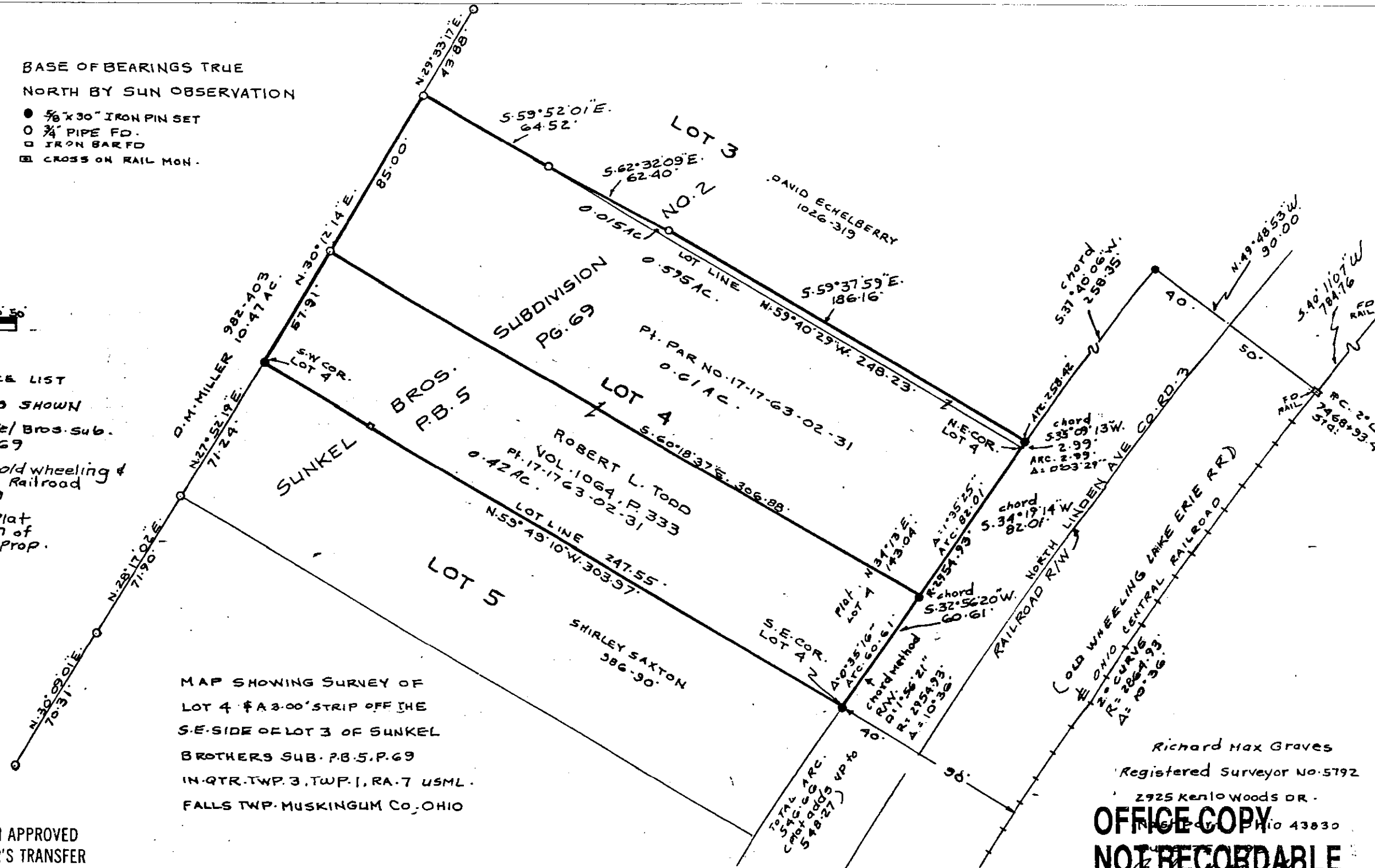
R/W Map old Wheeling &  
Lake Erie Railroad  
Sheet 129

Survey Plat  
L.P. Oman of  
D. Miller Prop.

MAP SHOWING SURVEY OF  
LOT 4 & A 3.00' STRIP OFF THE  
S.E. SIDE OF LOT 3 OF SUNKEL  
BROTHERS SUB. P.B. 5, P. 69  
IN QTR. TWP. 3, TWP. 1, RA. 7 USML.  
FALLS TWP. MUSKINGUM CO., OHIO

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY Richard Max Graves  
7-06-92



Richard Max Graves  
Registered Surveyor No. 5792  
2925 Kenilwood Dr.  
Cincinnati, Ohio 45230

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