



## **Linn Engineering, Inc.**

*Civil Engineering Consultants*

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### **MCCF II, LLC Official Record 2162, Page 828**

#### **Tract 1**

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

Being a part of Quarter Township 4, Township 1, Range 8, United States Military Lands and being a part of lands now owned by MCCF II, LLC as recorded in Muskingum County Official Record 2162, Page 828, and being more particularly described as follows:

Beginning for reference at a stone found on the Southeast corner of Lot 2 of Dillons Subdivison (DR 1, Page 711);

thence along the East line of Board of Trustees of Ohio University (DR 538-799) South 02 degrees 21 minutes 39 seconds West 1055.59 feet to a point, and the principal place of beginning, passing an iron pin found at the Southwest corner of the lands now owned by Estates at Joe's Run Association (DR 1147-58) at 1030.20 feet.

thence through the lands of said MCCF II, LLC the following two courses:

- 1) North 71 degrees 21 minutes 47 seconds East 188.91 feet to a point;
- 2) North 24 degrees 15 minutes 58 seconds East 76.22 feet to a point;

thence along the south line of lands now owned by Estates at Joe's Run Association (DR 1147-58) North 63 degrees 27 minutes 55 seconds East 47.39 feet to a point;

thence through the lands of said MCCF II, LLC the following four courses:

- 1) South 56 degrees 31 minutes 16 seconds East 35.70 feet to a point;
- 2) North 59 degrees 31 minutes 09 seconds East 105.59 feet to a point;
- 3) North 11 degrees 47 minutes 22 seconds East 73.22 feet to a point;
- 4) North 41 degrees 44 minutes 36 seconds East 72.23 feet to a point;

thence along the south line of said Estates at Joe's Run Association following two courses:

- 1) North 74 degrees 26 minutes 24 seconds East 58.85 feet to an iron pin found;
- 2) South 75 degrees 04 minutes 37 seconds East 30.25 feet to a point;

thence through the lands of said MCCF II, LLC the following fifteen courses:

- 1) South 59 degrees 16 minutes 04 seconds East 192.19 feet to a point;

- 2) South 12 degrees 59 minutes 14 seconds West 30.37 feet to a point;
- 3) North 69 degrees 36 minutes 51 seconds West 113.99 feet to a point;
- 4) North 88 degrees 15 minutes 34 seconds West 143.06 feet to an iron pin set;
- 5) South 06 degrees 24 minutes 38 seconds West 72.87 feet to a point;
- 6) South 40 degrees 04 minutes 54 seconds West 70.91 feet to a point;
- 7) South 13 degrees 18 minutes 20 seconds West 20.43 feet to a point;
- 8) South 00 degrees 27 minutes 56 seconds West 32.66 feet to a point;
- 9) South 12 degrees 23 minutes 47 seconds West 29.19 feet to a point;
- 10) South 38 degrees 40 minutes 40 seconds West 37.73 feet to a point;
- 11) South 60 degrees 01 minutes 23 seconds West 28.87 feet to a point;
- 12) South 71 degrees 08 minutes 24 seconds West 46.38 feet to an iron pin set;
- 13) South 60 degrees 09 minutes 40 seconds West 240.31 feet to an iron pin set;
- 14) South 21 degrees 15 minutes 37 seconds West 52.97 feet to a point;
- 15) South 50 degrees 49 minutes 55 seconds West 72.64 feet to an iron pin set on said east line of Board of Trustees of Ohio University;

thence along said east line of Board of Trustees of Ohio University North 02 degrees 25 minutes 44 seconds East 246.91 feet to the principal place of beginning, containing 2.089 acres more or less.

**Tract One Parcel Number**

Part of: 17-75-04-28-000 +/- 2.089 acres

**Tract 2**

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

Being a part of Quarter Township 4, Township 1, Range 8, United States Military Lands and being a part of lands now owned by MCCF II, LLC as recorded in Muskingum County Official Record 2162, Page 828, and being more particularly described as follows:

Beginning at an iron pipe found on the northwest corner of Lot 4 of Kathie Heights as designated and delineated on Muskingum County Plat Book 8, Page 7;

thence along the west line of said Kathie Heights South 02 degrees 29 minutes 35 seconds West 659.99 feet to an iron pin found:

thence through the lands of said MCCF II, LLC the following eleven courses:

- 1) North 47 degrees 12 minutes 03 seconds West 101.30 feet to a point;
- 2) North 46 degrees 08 minutes 30 seconds West 63.17 feet to a point;
- 3) North 52 degrees 57 minutes 06 seconds East 44.84 feet to a point;
- 4) North 09 degrees 31 minutes 31 seconds East 87.74 feet to a point;
- 5) North 53 degrees 52 minutes 20 seconds West 95.12 feet to a point;
- 6) North 12 degrees 27 minutes 29 seconds East 153.72 feet to a point;
- 7) North 30 degrees 49 minutes 55 seconds East 97.90 feet to a point;
- 8) North 23 degrees 43 minutes 31 seconds West 152.33 feet to a point;
- 9) North 40 degrees 10 minutes 40 seconds West 148.85 feet to a point;
- 10) North 48 degrees 32 minutes 44 seconds West 124.16 feet to a point;
- 11) North 59 degrees 15 minutes 46 seconds West 25.30 feet to an iron pin found;

thence along the south line of lands now owned by Estates at Joe's Run Association (DR 1147-58) North 84 degrees 15 minutes 12 seconds East 215.37 feet to an iron pin found;

thence along the east line of said MCCF II, LLC the following three courses:

- 1) South 12 degrees 23 minutes 13 seconds East 120.03 feet to a point;
- 2) South 54 degrees 04 minutes 37 seconds East 153.98 feet to an iron pipe found;
- 3) South 02 degrees 29 minutes 35 seconds West 19.35 feet to the point of beginning, containing 2.463 acres more or less, subject to all easements and right of ways, written or implied.

Iron pins set are 5/8 inch diameter by 30 inch long rebar with plastic identification caps.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, North American Datum 1983, as per GPS observations made June 26, 2015.

This description is written based on field and record data and completed October 7, 2016 by Timothy H. Linn, PS.

Timothy H. Linn, PS.  
Reg. No. 7113

10/24/16  
Date



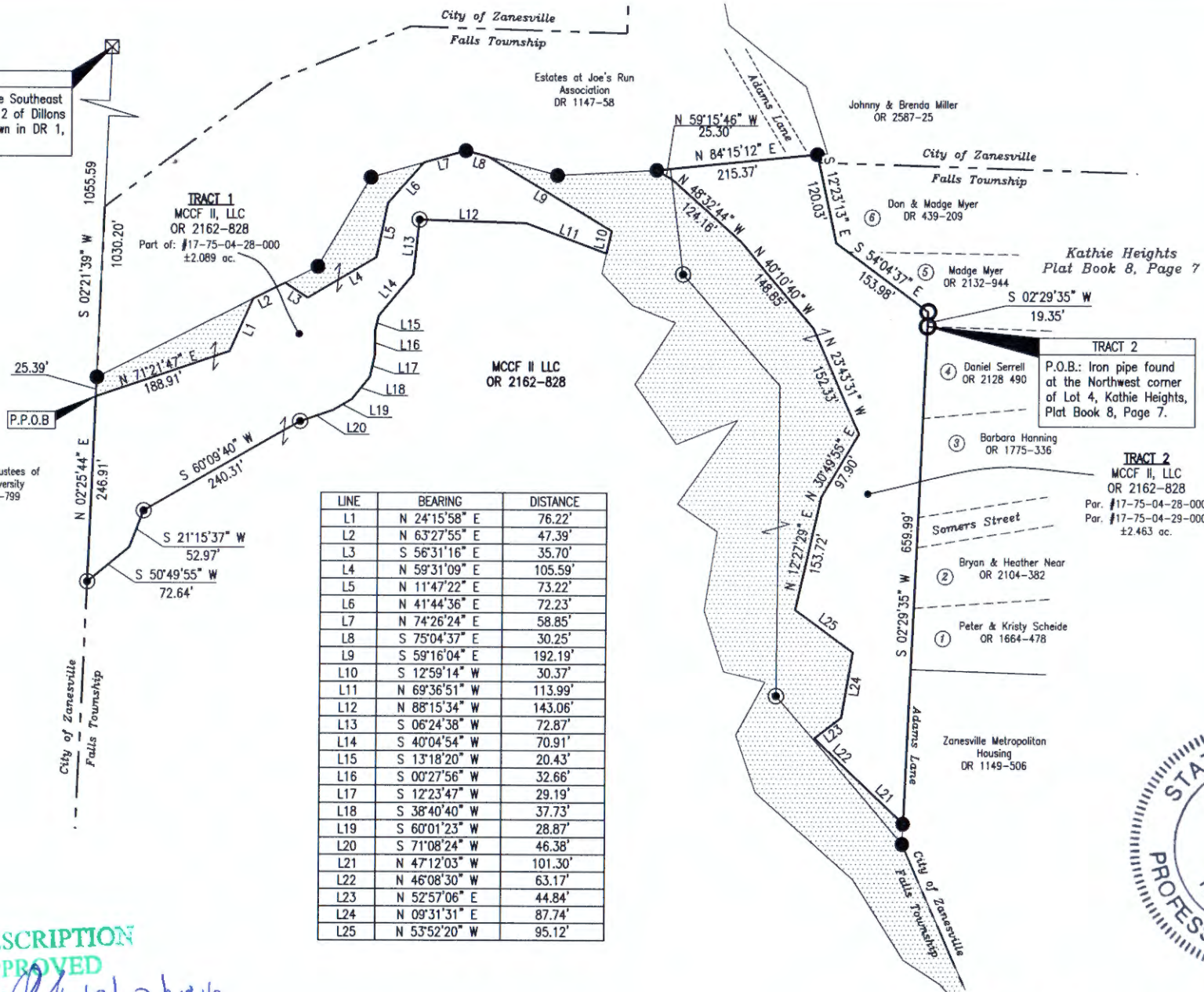
Tract Two Parcel Number

Part of: 17-75-04-29-000	+/- 2.460 acres
Part of: 17-75-04-28-000	+/- 0.003 acres
Total	+/- 2.463 acres

DESCRIPTION  
APPROVED  
By: *[Signature]* 10/24/2016



TRACT 1  
Stone Found at the Southeast  
Corner of Lot No. 2 of Dillons  
Subdivision as shown in DR 1,  
Page 711.



SITUATED IN  
Quarter Township 4, T-1,  
R-8, United States Military  
Lands, Falls Township,  
Muskingum County, Ohio.

BASIS OF BEARING  
Bearings are based on the  
Ohio State Plane Coordinate  
System, NAD83, South Zone,  
Grid South, as per GPS  
observations made 6/26/15.

LEGEND

- Pipe Found
- Iron Pin Found, 5/8" rebar
- ⊙ Iron Pin Set, 5/8" rebar w/cap
- ⊠ Stone Found
- P.O.B. Place of Beginning
- P.P.O.B. Principle Place of Beginning
- Conservation Easement

REFERENCES

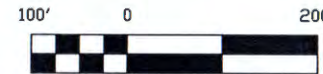
As shown on Plat.

PARCEL NO. SUMMARY

Tract 1: Part of: 17-75-04-28-000 (±2.089 ac.)  
Tract 2: Part of: 17-75-04-29-000 (±2.460 ac.)  
Part of: 17-75-04-28-000 (±0.003 ac.)  
Total Area: ±4.552 ac.



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10/24/16  
Date



Linn Engineering, Inc. 740-452-7434  
Civil Engineering Consultants  
P.O. Box 2086 Zanesville, Ohio 43702-2086

DESCRIPTION  
APPROVED  
By: [Signature]