



## 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

### Hoffer - Plat 12

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

Being a part of Lot 4 of a Subdivision of S. Morris Adams Estate as designated and delineated on Muskingum County Plat Book 4, Page 127 in Quarter Township 4, Township 1 North, Range 8 West, United States Military Lands, being part of lands now owned by Patrick C. Hoffer (DR 1158-87) and being more particularly bounded and described as follows:

Beginning at an iron pin found on the northeast corner of Lot 4 of S. Morris Adams Estate as designated and delineated on Muskingum County Plat Book 4, Page 127;

thence along the west line of lands now owned by Zanesville Board of Education South 03 degrees 28 minutes 35 seconds West for a distance of 181.49 feet to a point on the northeast corner of lands now owned by R. Adams, Jr. (DR 1078-408);

thence along said Adam's north line North 89 degrees 29 minutes 45 seconds West for a distance of 49.52 feet to an iron pin to be set after construction, passing an iron pin found at 14.68 feet;

thence through lands now owned by Patrick C. Hoffer (DR 1158-87) the following two courses:

- 1) North 08 degrees 35 minutes 10 seconds East for a distance of 94.01 feet to a point;
- 2) North 22 degrees 56 minutes 10 seconds West for a distance of 95.59 feet to an iron pin to be set after construction on the south line of lands now owned by Doc Con Investments (DR 1125-520);

thence along said Doc Don's south line South 89 degrees 49 minutes 12 seconds East for a distance of 83.74 feet to the place of beginning;

containing 0.22 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.

Bearings are based on NAD 83, South Zone, Ohio State Plane Coordinate System, as per GPS Observations of Muskingum County GPS Monuments.

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


This description is written from a survey completed on May 8, 2003 by Jack D. Newcome, Reg. No. 7321.

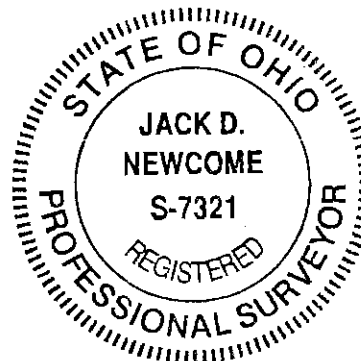
Jack D. Newcome  
Reg. 7321

Date

9-25-03

Parcel No. Part of: 17-17-76-01-14-000 (0.22 ac.)

DESCRIPTION APPROVED  
FOR INSTRUMENT TRANSFER  
BY   
9-25-2003



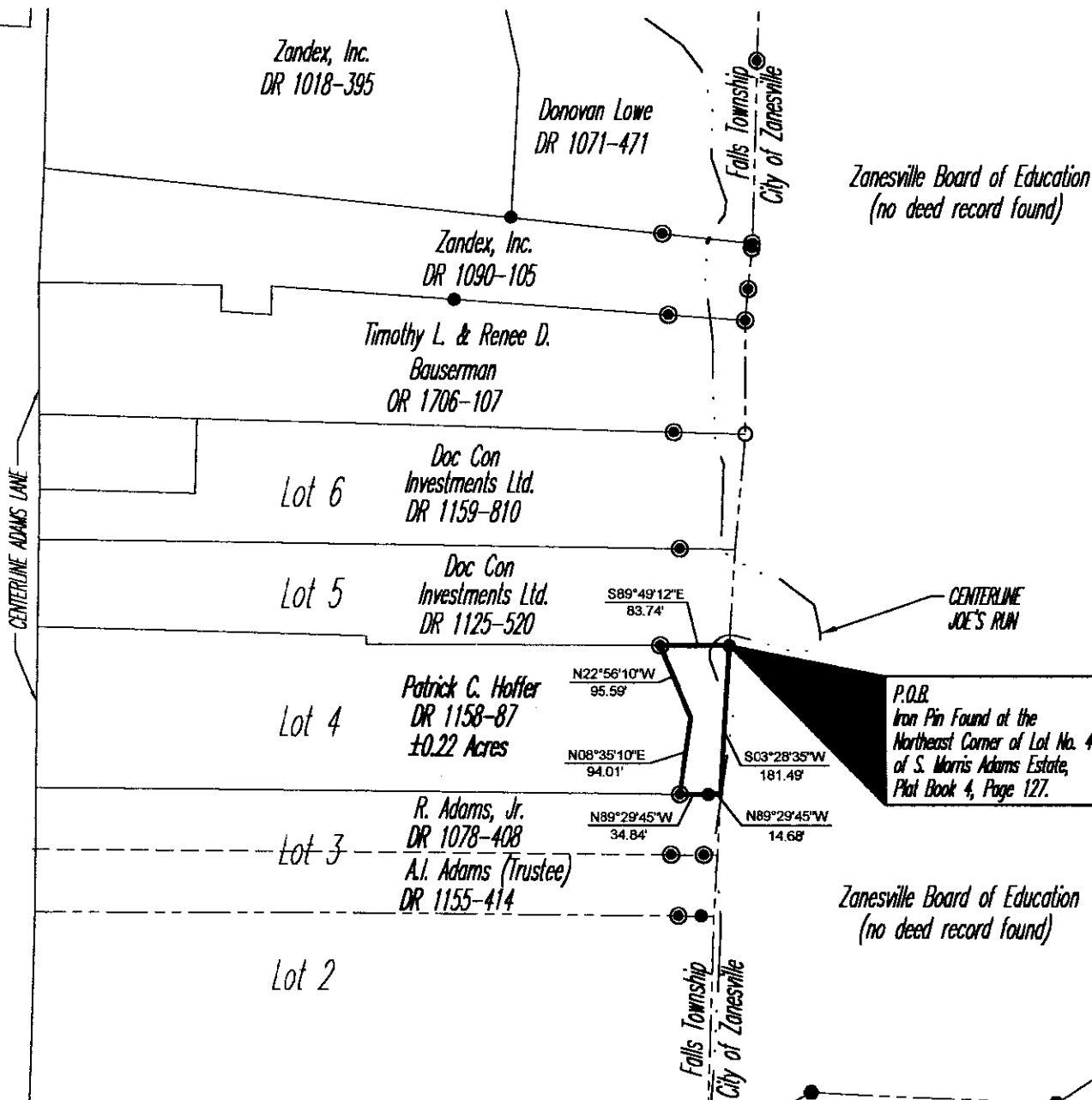
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**SITUATED IN**

The State of Ohio, County of Muskingum  
Township of Falls and being a part of Lot 4,  
of a Subdivision of S. Morris Adams Estate,  
in Quarter Township Four, T1, R8, U.S.M.L.

**LEGEND**

- Iron Pin to be set after construction.
- Pipe Found
- Iron Pin Found

**BASIS OF BEARING**

Bearings are based on NAD 83, South Zone,  
Ohio State Plane Coordinate System, as per GPS  
Observations of Muskingum County GPS Monuments

**REFERENCES**

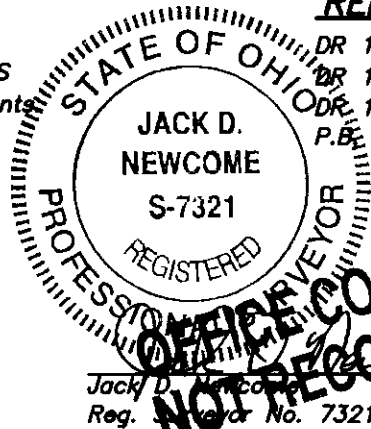
DR 1125-520  
 DR 1158-87  
 DR 1078-408  
 P.B. 4, Pg. 127

**PARCEL NO.**

Part of: 17-17-76-01-14-000(±0.22 ac.)

EXCEPTION APPROVED  
 FOR TRANSFER  
 BY [Signature]

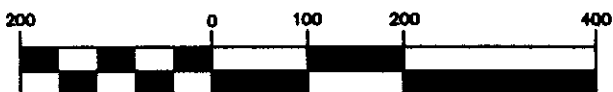
9-25-03



Jack D. Newcome  
 Reg. No. 7321

**OFFICE COPY  
 NOT RECORDABLE**

9-25-03  
 Date

**GRAPHIC SCALE**

( IN FEET )  
 1 inch = 200 ft.

Project No.: MVPD-368

PLAT 12



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