



Linn Engineering, Inc.

Civil Engineering Consultants

740-452-7434 • 1-800-991-7434

534 Market Street • P.O. Box 2086 • Zanesville, Ohio 43702-2086

Zanesville Board of Education - Plat 16

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

Being a part of lands now owned by Zanesville Board of Education (unrecorded deed) and part of lands now owned by Zanesville Board of Education (DR876-193) and being more particularly bounded and described as follows:

TRACT ONE: Beginning for reference at an iron pipe found on the northeast corner of Lot 6 of S. Morris Adams Estate as designated and delineated on Muskingum County Plat Book 4, Page 127;

thence along the east line of lands now owned by Timothy L. and Renee D. Bauserman (OR 1706-107) North 00 degrees 06 minutes 35 seconds West for a distance of 137.52 feet to an iron pin to be set after construction on the southeast corner of lands now owned by Zandex, Inc. (DR 1090-105);

thence along said Zandex's east line North 05 degrees 20 minutes 34 seconds East for a distance of 88.17 feet to an iron pin to be set after construction and the principal place of beginning, passing an iron pin to be set after construction at 37.93 feet;

thence continuing along the said east line of Zandex's lands North 05 degrees 20 minutes 34 seconds East for a distance of 5.65 feet to an iron pin to be set after construction on the southeast corner of lands now owned by D. Lowe (DR 1071-471);

thence along said D. Lowe's east line North 01 degrees 42 minutes 05 seconds East for a distance of 111.96 feet to a point;

thence through lands now owned by Zanesville Board of Education the following three courses:

- 1) South 15 degrees 53 minutes 08 seconds East for a distance of 58.07 feet to a point;
- 2) South 06 degrees 39 minutes 12 seconds West for a distance of 37.95 feet to a point;
- 3) South 32 degrees 36 minutes 13 seconds West for a distance of 28.49 feet to the place of beginning;

containing 0.03 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.

TRACT TWO: Beginning at an iron pipe found on the northeast corner of Lot 6 of S. Morris Adams Estate as designated and delineated on Muskingum County Plat Book 4, Page 127;

thence along the east line of lands now owned by Timothy L. and Renee D. Bauserman (OR 1706-107) North 00 degrees 06 minutes 35 seconds West for a distance of 137.52 feet to an iron pin to be set after construction on the southeast corner of lands now owned by Zandex, Inc. (DR 1090-105);

thence along said Zandex's east line North 05 degrees 20 minutes 34 seconds East for a distance of 37.93 feet to an iron pin to be set after construction;

thence through lands now owned by Zanesville Board of Education and the Zanesville Board of Education (DR 876-193) the following twenty-three courses:

- 1) South 07 degrees 06 minutes 59 seconds East for a distance of 59.78 feet to a point;
- 2) South 00 degrees 02 minutes 59 seconds West for a distance of 105.67 feet to a point;
- 3) South 18 degrees 58 minutes 45 seconds East for a distance of 40.39 feet to a point;
- 4) South 01 degrees 22 minutes 32 seconds West for a distance of 88.66 feet to a point;
- 5) South 72 degrees 56 minutes 29 seconds East for a distance of 47.26 feet to a point;
- 6) South 52 degrees 56 minutes 41 seconds East for a distance of 79.05 feet to a point;
- 7) South 06 degrees 26 minutes 47 seconds East for a distance of 115.38 feet to a point;
- 8) South 71 degrees 04 minutes 27 seconds West for a distance of 78.97 feet to a point;
- 9) North 74 degrees 52 minutes 07 seconds West for a distance of 43.18 feet to a point;
- 10) South 26 degrees 36 minutes 41 seconds East for a distance of 25.18 feet to a point;
- 11) South 08 degrees 35 minutes 10 seconds West for a distance of 180.81 feet to a point;
- 12) South 05 degrees 59 minutes 54 seconds East for a distance of 85.21 feet to a point;
- 13) South 02 degrees 50 minutes 44 seconds West for a distance of 175.08 feet to a point;
- 14) South 04 degrees 57 minutes 34 seconds West for a distance of 70.10 feet to an iron pin to be set after construction on the north line of said Zanesville Board of Education (DR 876-193) and the corporation line;
- 15) South 01 degrees 49 minutes 35 seconds West for a distance of 58.28 feet to a point;
- 16) South 28 degrees 36 minutes 49 seconds East for a distance of 69.34 feet to a point;
- 17) South 12 degrees 52 minutes 42 seconds East for a distance of 71.58 feet to a point;
- 18) South 07 degrees 55 minutes 10 seconds West for a distance of 22.64 feet to a point;
- 19) South 27 degrees 21 minutes 17 seconds East for a distance of 42.60 feet to a point;
- 20) South 35 degrees 13 minutes 50 seconds East for a distance of 173.44 feet to a point;
- 21) South 31 degrees 19 minutes 19 seconds East for a distance of 76.82 feet to a point;
- 22) South 07 degrees 46 minutes 12 seconds West for a distance of 65.86 feet to a point;
- 23) South 23 degrees 04 minutes 31 seconds East for a distance of 176.71 feet to an iron pin to be set after construction on the north line of lands now owned by S. Offinger (DR 1101-113);

thence along said Offinger's north line South 60 degrees 46 minutes 36 seconds West for a distance of 27.63 feet to an iron pin to be set after construction on the southeast corner of lands now owned by Beitzel Family Limited Partnership (DR 1125-794);

thence along said Beitzel's east line North 15 degrees 30 minutes 54 seconds West for a distance of 190.82 feet to an iron pin found on said Beitzel's northeast corner;

thence along said Beitzel's north line South 60 degrees 19 minutes 11 seconds West for a distance of 98.51 feet to an iron pin to be set after construction;

thence North 22 degrees 55 minutes 27 seconds West for a distance of 21.20 feet to an iron pin to be set after construction on the south line of lands now owned by W. Barker, Trustee (OR 1654-320);

thence along said Barker's south line North 60 degrees 36 minutes 23 seconds East for a distance of 60.52 feet to a point in Joe's Run;

thence along said Barker's east line the following five courses:

- 1) North 01 degrees 12 minutes 04 seconds West for a distance of 56.18 feet to a point in Joe's Run;
- 2) North 41 degrees 09 minutes 46 seconds West for a distance of 66.73 feet to a point in Joe's Run;
- 3) North 33 degrees 11 minutes 44 seconds West for a distance of 115.27 feet to a point in Joe's Run;
- 4) North 28 degrees 51 minutes 29 seconds West for a distance of 95.34 feet to a point in Joe's Run;
- 5) North 12 degrees 40 minutes 40 seconds West for a distance of 91.95 feet to a point in Joe's Run;

thence along the north east line of lands now owned by A. Rizzi North 13 degrees 16 minutes 35 seconds West for a distance of 112.88 feet to point in Joe's Run;

thence along the east line of lands now owned by Eden Group, Ltd. (DR 1088-156) North 01 degrees 45 minutes 32 seconds East for a distance of 280.13 feet to a point in Joe's Run;

thence along the east line of lands now owned by A.I. Adams (trustee) (DR 1155-414) North 03 degrees 24 minutes 58 seconds East for a distance of 73.75 feet to a point in Joe's Run;


thence along the east line of lands now owned by R. Adams, Jr. (DR 1078-408) North 03

degrees 24 minutes 58 seconds East for a distance of 73.75 feet to a point in Joe's Run;
thence along the east line of lands now owned by Patrick C. Hoffer (DR 1158-87) North 03
degrees 28 minutes 35 seconds East for a distance of 181.49 feet to an iron pin found on the
southeast corner of lands now owned by Doc Con Investments, Ltd. (DR 1125-520)
thence along the east line of said Doc Con Investments lands North 03 degrees 25 minutes
54 seconds East for a distance of 117.49 feet to a point on the southeast corner of lands now
owned by Doc Con Investments, Ltd. (DR 1159-810), from which an iron pin found bears
North 31 degrees 26 minutes 44 seconds East 18.04 feet;
thence along the east line of said Doc Con Investments lands North 04 degrees 59 minutes
22 seconds East for a distance of 140.14 feet to the place of beginning;
containing 2.18 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.

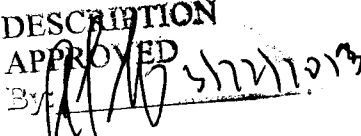

Jack D. Newcome
Reg. No. 7321

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NOT RECORDABLE**



Parcel No.

TRACT ONE:	Part of: 80-86-01-01-19-000 (0.03 ac.)
TRACT TWO:	Part of: 80-86-01-01-19-000 (1.40 ac.)
	Part of :17-17-79-01-01-000 (0.78 ac.)

DESCRIPTION
APPROVED
By: 

SITUATED IN

The State of Ohio, County of Muskingum
and being a part of the City of Zanesville,
and being part of Falls Township, Quarter
Township 4, T1, R8, U.S.M.L.

LEGEND

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

DESCRIPTION
APPROVED
3/22/2013

D. Lowe
DR 1071-471

Zandex, Inc.
DR 1090-105

Timothy L. & Renee D.
Bauserman
OR 1706-107

Doc Con
Investments Ltd.
DR 1159-810

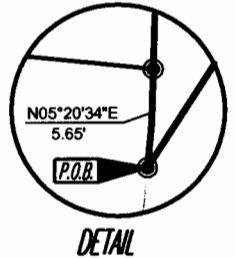
Doc Con
Investments Ltd.
DR 1125-520

Patrick C. Hoffer
DR 1158-87

R. Adams, Jr.
DR 1078-408
A.I. Adams (Trustee)
DR 1155-414

Falls Township
City of Zanesville

Zanesville Board of Education
(no deed record found)
Tract One
±0.03 Acres



Iron Pipe Found at the
Northeast Corner of Lot No. 6
of S. Morris Adams Estate,
Plat Book 4, Page 127.

CENTERLINE
JOE'S RUN

Zanesville Board of Education
(no deed record found)

REFERENCES

- DR 1155-414
- DR 1088-156
- DR 1129-470
- DR 1071-471
- DR 1090-105
- DR 1159-810
- DR 1125-520
- DR 1158-87
- DR 1078-408
- DR 1125-794
- DR 1101-113
- DR 876-193
- DR 1706-107
- DR 1654-320

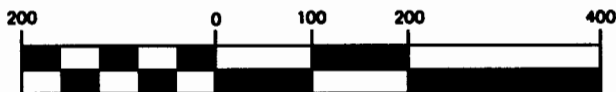
BASIS OF BEARING

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

PARCEL NO.

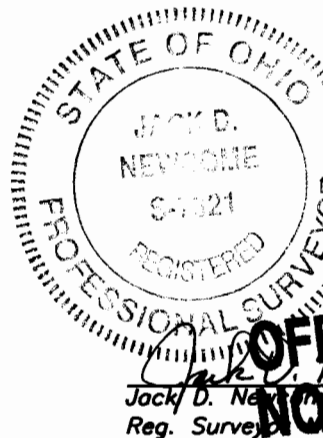
Part of: 80-86-01-01-19-000(±0.03 ac.)

GRAPHIC SCALE



(IN FEET)

1 inch = 200 ft.



Jack D. Newcome
Reg. Surveyor No. 7321

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NOT RECORDED

Project No.: MVPD-368

PLAT 16 - TRACT ONE



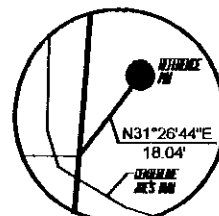
Linn Engineering, Inc. 740-452-7434
Civil Engineering Consultants
P.O. Box 2086 Zanesville, Ohio 43702-2086

ADDRESS N/A
SNR

SITUATED IN

The State of Ohio, County of Muskingum
and being a part of the City of Zanesville,
and being part of Falls Township, Quarter
Township 4, T1, R8, U.S.M.L.

P.O.B.
Iron Pin Found at the
Northeast Corner of Lot No. 4
of S. Morris Adams Estate,
Plat Book 4, Page 127.



DETAIL

Zanesville Board of Education
(no deed record found)
Tract Two
±2.18 Acres

LEGEND

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

REFERENCES

DR 1155-414
DR 1088-156
DR 1129-470
DR 1071-471
DR 1090-105
DR 1159-810
DR 1125-520
DR 1158-87
DR 1078-408
DR 1125-794
DR 1101-113
DR 876-193
OR 1706-107
OR 1654-320

DESCRIPTION ATTACHED
FOR ANY OTHER PLAT
BY *[Signature]*
9-25-003

JACK D.
NEWCOME
S-7321
REGISTERED

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.

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

PARCEL COPY
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NOT RECORDABLE

Jack D. Newcome
Reg. Surveyor No. 7321

9-25-03
Date

Project No.: MVPD-368

PLAT 16 -TRACT TWO

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

DESCRIPTION

APPROVED

By: *[Signature]* 3/12/2011

Zandex, Inc.
DR 1090-105

Timothy L. & Renee D.
Bauserman
OR 1706-107

Doc Con
Investments Ltd.
DR 1159-810

Doc Con
Investments Ltd.
DR 1125-520

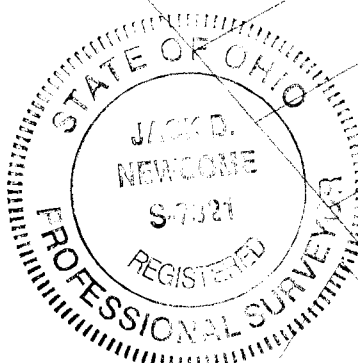
Lot 4 Patrick C. Hoffer
DR 1158-87

Lot 3 R. Adams, Jr.
DR 1078-408
A.I. Adams (Trustee)
DR 1155-414

Falls Township
City of Zanesville

Lot 2 Eden Group Ltd.
c/o Trent Ankrum
DR 1088-156

City of Zanesville
Falls Township
A. Rizzi
DR 1129-470
W. Barker, Trustee
OR 1654-320



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.

GRAPHIC SCALE

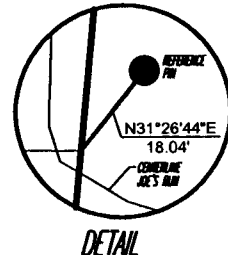


(IN FEET)
1 inch = 200 ft.

SITUATED IN

The State of Ohio, County of Muskingum
and being a part of the City of Zanesville,
and being part of Falls Township, Quarter
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P.O.B.
Iron Pin Found at the
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Plot Book 4, Page 127.



Zanesville Board of Education
(no deed record found)
Tract Two
±2.18 Acres

LEGEND

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

REFERENCES

DR 1155-414
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DR 1129-470
DR 1071-471
DR 1090-105
DR 1159-810
DR 1125-520
DR 1158-87
DR 1078-408
DR 1125-794
DR 1101-113
DR 876-193
OR 1706-107
OR 1654-320

PARCEL NO.

Part of: 80-86-01-01-12-000 (±1.40 ac.)
Part of: 17-17-79-01-01-000 (±0.78 ac.)

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Jack D. Newcome Date
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PLAT 16 -TRACT TWO



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