



Linn Engineering, Inc.

Civil Engineering Consultants

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

Gossman and Lowe - Plat 21

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

Being a part of lands now owned by C. Gossman and S. Lowe (DR 1157-87) and being more particularly bounded and described as follows:

Beginning for reference at an iron pipe found on the northeast corner of Lot 3 of Edmund Brush Subdivision as designated and delineated on Muskingum County Plat Book 1, Page 208;
thence along the south line of lands now owned by Zanesville Board of Education (DR 876-193) South 60 degrees 46 minutes 36 seconds West for a distance of 280.50 feet to an iron pin to be set after construction and the principal place of beginning, passing iron pins set at 203.88 feet and 231.50 feet;
thence along the west line of lands now owned by Sarel Offinger (DR 1101-113) South 13 degrees 10 minutes 23 seconds East for a distance of 36.40 feet to an iron pin found on the northeast corner of lands now owned by N. and A. Sheets (DR 1129-539);
thence along said Sheets' north line South 52 degrees 32 minutes 09 seconds West for a distance of 36.51 feet to an iron pin to be set after construction;
thence through lands now owned by C. Gossman and S. Lowe (DR 1157-87) North 01 degrees 14 minutes 53 seconds East for a distance of 46.66 feet to an iron pin to be set after construction on the south line of lands now owned by Beitzel Family Limited Partnership (DR 1125-794);
thence along said Beitzels' south line the following two courses:
1) North 60 degrees 46 minutes 36 seconds East for a distance of 3.38 feet to an iron pin found;
2) North 60 degrees 46 minutes 36 seconds East for a distance of 19.16 feet to the principal place of beginning;
containing 0.02 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.

**OFFICE COPY
NOT RECORDABLE**
Jack D. Newcome
Reg. No. 7321
05/18/03
Date

DESCRIPTION APPROVED
FOR ALIEN'S TRANSFER
BY adp
9-22-2003

Parcel No. Part of: 17-17-79-01-12-000 (0.02 ac.)

SNR

SITUATED IN

The State of Ohio, County of Muskingum
Township of Falls, and being a part of
Lot 3 of Edmund Brush's Subdivision.

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

City of Zanesville
Falls Township
A. Rizzi
DR 1129-470

Zanesville Board of Education
DR 876-193
Tract One

CENTERLINE
JOE'S RUN

Iron Pipe Found at the
Northeast Corner of Lot No. 3
of the Edmund Brush Subdivision.
Plat Book 1, Page 208.

William H. Barker, Trustee
OR 1654-320

Beitzel Family
Limited Partnership
DR 1125-794

N60°46'36"E
19.16'
N60°46'36"E
3.38'
SEE DETAIL
N01°14'53"E
46.66'

P.O.B.
S60°46'36"W
280.50'
203.88'

City of Zanesville
Falls Township

DETAIL

LEGEND

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

C. Gossman & S. Lowe
DR 1157-87
±0.02 Acres

M. & A. Steeds
DR 1129-539
L. Vandenbergh
DR 1093-337

Sarel Offinger
DR 1101-113

CENTERLINE
JOE'S RUN

City of Zanesville
DR 1093-337

Falls Township
City of Zanesville

Beitzel Family
Limited Partnership
DR 1125-794

State Route 146
Adair Avenue

Newark Road

REFERENCES

DR 1125-794
DR 1101-112
DR 876-193
DR 1157-87
DR 1129-539
DR 1093-337
DR 249-367
Plat Book 1, Page 208

DESCRIPTION APPROVED
FOR ANY FUTURE TRANSFER
BY Jack D. Newberry
9-12-2003

PARCEL NO.

Part of: 17-17-79-01-12-000 (±0.02 ac.)

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.

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Project No.: MVPD-368

PLAT 21



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