



SURVEYING & MAPPING

4230 W. PIKE  
17-92-01-05  
Phone and Fax: 740-453-8448

## L. Peter Dinan & Associates

27 South Sixth Street

P.O. Box 55, Zanesville, Ohio 43702-0055

APPROVED FOR CLOSURE

*ASB* 4-11-2005

Steven Clark  
Description For Conveyance  
All of Parcels  
#17-92-01-05-000  
#17-92-01-06-000  
1.48 Acres

EXEMPT FROM  
PLANNING COMMISSION

*ASB* 4-11-2005

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

Being a part of Quarter Township 3, Township 1, Range 8 and a part of Lot 74 in Hills and Dales Estates as recorded in Plat Book 7, Page 5A, bounded and described as follows:

Beginning at an iron pin found at the northwest corner of Lot 5 in said Hills and Dales Estates; thence along the east line of Lot 75 and 74 north 27 degrees 13 minutes 25 seconds west 68.05 feet to an iron pin placed; thence severing said Lot 74 north 58 degrees 57 minutes 44 seconds west 172.36 feet to a point in Tight Run; thence north 7 degrees 13 minutes 20 seconds west 19.56 feet to an iron pin found at the southwest corner of a 0.45 acre parcel conveyed to V. Marsh by deed recorded in Deed Book 1135, Page 661; thence along the south line of said 0.45 acre parcel north 83 degrees 39 minutes east 60.0 feet to an iron pin found at the southeast corner of said 0.45 acre parcel; thence along the east line of said 0.45 acre parcel north 7 degrees 13 minutes 20 seconds west 349.94 feet to a point in the center of the Old National Road; thence along the center of said Old National Road north 83 degrees 31 minutes 25 seconds east 131.33 feet to a point; thence leaving the center of said road south 6 degrees 49 minutes 55 seconds east 530.34 feet to an iron pin found on the north line of aforesaid Lot 5 in Hills and Dales Estates; thence along the north line of said Lot 5 south 68 degrees 48 minutes 10 seconds west 29.97 feet to the place of beginning, containing one and forty-eight hundredths (1.48) acres more or less and being 1.29 acres in Quarter Township 3, Township 1, Range 8 and 0.19 acres in Lot 74 of Hills and Dales Estates, with 0.30 acres in the 1.29 acres within the existing right of way of U.S. Route 40.

Subject to the easements of U.S. Route 40.

There is also conveyed herein an easement for roadway purposes as described in Deed Book 308, Page 274, Deed Book 332, Page 47, Deed Book 921, Page 97, Deed Book 416, Page 400, Deed Book 1085, Page 187.

This description written from a survey made by L. Peter Dinan, Registered Surveyor #5451, April 4, 2005.

OFFICE COPY  
NOT RECORDABLE



L. PETER DINAN & ASSOCIATES  
27 SOUTH SIXTH STREET  
ZANESVILLE, OHIO

OLD NATIONAL ROAD ~ U.S. ROUTE 40 ~ WEST PIKE  
ORIGINAL DEED LINE N. 83° 31' 25" E. 131.33'

EXISTING CENTERLINE OF U.S. ROUTE 40 (WEST PIKE)

RIGHT OF WAY LINE

CIRCULAR DRIVEWAY SEE DEEDS \* 560'

V. MARSH  
D.B. 1135, P. 661

EXEMPT FROM  
PLANNING COMMISSION

4-11-2005

1"=50'

\*  
DEEDS CALLING FOR RIGHT OF WAY  
DEED BOOK 308, PAGE 274

332,	47
921,	97
416,	400
1085,	187

N. 7° 13' 20" W.  
19.56'

N.E. CORNER  
LOT 74

N. 83° 39' 00" E.  
60.0'

0.19 AC.  
PART OF LOT 74  
ALL OF PARCEL # 17-92-01-06-000  
N. 58° 57' 44" W. 172.36'

148 AC.  
TOTAL

APPROVED FOR CLOSURE

4-11-2005

PART OF  
QTR. TWP. 3, TWP. 1, R. 8  
AND  
A PART OF LOT 74 IN HILLS & DALES  
FALLS TOWNSHIP  
MUSKINGUM CO. OHIO  
APRIL 1, 2005

LOT 74

HILLS & DALES ESTATES  
P.B. 7, P. 5A

S.E. CORNER  
LOT 74

LOT LINES  
7.5'

W. & P. DEBOLT  
D.B. 1113, P. 367

TOTAL S. 6° 49' 55" E. 530.34'

209.30'

P. & W. DEBOLT D.B. 1060, P. 439

568.48' 10" W.  
29.97'

N.W. COR.  
LOT 5

OFFICE COPY  
NOT RECORDABLE

