



Linn Engineering, Inc.

Civil Engineering Consultants

740-452-7434 • FAX 740-452-5198

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

17-94-03-02-001

17-94-03-02-002

80-100 KOPCHAK RD

EAGLEVIEW APARTMENTS, LTD.

OFFICE COPY
NOT RECORDABLE

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

Being a part of the southeast quarter of Quarter Township 3, Township 1 North, Range 8 West, United States Military Lands, and being more particularly described as follows:

Beginning for reference at a monument found at Interstate 70 centerline station 1212+00.00 as the same is designated and delineated on Muskingum County Plat Book 11, Pages 47 and 48;
thence along said centerline on a curve to the left having a radius of 3906.53 feet, a central angle of 01 degrees 39 minutes 26 seconds and a chord bearing South 85 degrees 36 minutes 22 seconds West a distance of 112.99 feet to centerline station 1210+87.01;
thence North 05 degrees 12 minutes 07 seconds East 157.50 feet to a wooden post found on the north right of way of Interstate 70, 155.00 feet left of centerline station 1211+14.40;
thence along the north right of way of Interstate 70 the following four courses:
1) North 76 degrees 13 minutes 52 seconds West 149.21 feet to a point;
2) South 78 degrees 51 minutes 47 seconds West 189.46 feet to a point;
3) South 70 degrees 03 minutes 28 seconds West 358.18 feet to a point;
4) South 76 degrees 20 minutes 32 seconds West 358.21 feet to an iron pin found 165.54 feet left of centerline station 1201+15.94;
thence along the east line of a tract of land now owned by J. and M. Brown (DR 1079-516) North 04 degrees 50 minutes 22 seconds East 228.72 feet to an iron pin found on the south line of lands now owned by Community Investment Corporation (DR 1127-540);
thence through said Community Investment's lands North 04 degrees 50 minutes 22 seconds East 139.00 feet to an iron pin set;
thence continuing through said Community Investment's lands North 08 degrees 16 minutes 44 seconds East 74.36 feet to an iron pin set and the principal place of beginning,
thence North 60 degrees 37 minutes 56 seconds West 236.90 feet to an iron pin set;
thence North 62 degrees 37 minutes 21 seconds West 324.54 feet to an iron pin set;
thence North 68 degrees 07 minutes 30 seconds West 212.89 feet to an iron pin set;
thence North 69 degrees 01 minutes 16 seconds West 236.15 feet to a point in Kopchak Road (TR-422), passing an iron pin set at 206.15 feet;
thence along Kopchak Road (TR-422) the following three courses:
1) North 33 degrees 29 minutes 32 seconds East 183.93 feet to an iron pin set;
2) North 76 degrees 53 minutes 10 seconds East 267.96 feet to a pk nail found;
3) North 02 degrees 02 minutes 36 seconds East 46.50 feet to a pk nail found on the southwest corner of a tract of land owned by R. Mock, Jr. (DR 1042-402);

thence leaving Kopchak Road (TR-422) and along said Mock's south line South 79 degrees 49 minutes 16 seconds East 604.36 feet to an iron pin found on said Mock's southeast corner and on the south right of way of U.S. Route 40;
thence along the south right of way line of U.S. Route 40 South 79 degrees 54 minutes 40 seconds East 154.93 feet to an iron pin set;
thence leaving U.S. Route 40 south right of way South 39 degrees 24 minutes 38 seconds East 192.08 feet to an iron pin set;
thence South 38 degrees 12 minutes 04 seconds West 518.68 feet to an iron pin set and the principal place of beginning, containing 10.53 acres more or less, subject to all legal road right of ways and applicable easements, written or implied.

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

Bearings are based on the centerline of Interstate 70 as designated in Muskingum County Plat Book 11 Pages 47 and 48.

This description is written from an actual field survey completed June 1, 1999 by Timothy H. Linn, Reg. No. 7113.

Timothy H. Linn
Reg. No. 7113

Date

Parcel No.

Part of: 17-17-94-03-02-001 (\pm 8.90 ac.)

Part of: 17-17-94-03-02-000 (\pm 1.63 ac.)

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY [Signature]
6-11-99

OFFICE COPY
NOT RECORDABLE



LEGEND

- Monument Found
- Iron Pin Set, 5/8" rebar
- ⊕ Wooden Corner Post
- Iron Pin Found
- Iron Pipe Found
- PK Nail Found

SITUATED IN

The Township of Falls, County of Muskingum,
State of Ohio, and being a part of the
Third Quarter Township, T1N, R2W.

BASIS OF BEARINGS

Bearings are based on the centerline of
Interstate 70, as per Plat Book 11,
Pages 47 and 48.

PARCEL NO.

Part of: 17-17-94-03-02-001 (±8.90 Ac.)
Part of: 17-17-94-03-02-000 (±1.83 Ac.)

REFERENCES

DR 632-126
DR 1042-402
DR 1079-280
DR 1079-516
DR 1127-540
MUS-40-(0.00) (1.11-5.03)
R/W Plans 2 Sheets
Interstate 70 Location Plan
Plat book 11, Pg. 47 & 48
Map-70-5.70
R/W Plan
Limited Access Sheets 19 & 20 of 23

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY *[Signature]*
6-11-99

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

Timothy A. Linn
Reg. Surveyor No. 7113
Project No.: LW-851



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

