



Linn Engineering, Inc.

Civil Engineering Consultants

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

SNR

KEARNS DEVELOPMENT COMPANY, LTD.

PARCEL 4

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

Being a part of the Southwest Quarter of Quarter Township 1 and a part of Bank Lot 10 as the same is designated and delineated on Muskingum County Deed Book K, Page 644 and also being a part of lands now owned by Kearns Development Company, Ltd. as the same is recorded in Muskingum County Deed Record 1145, Page 983 and being more particularly described as follows:

BEGINNING for reference at an axle found at the northeast corner of Lot 33 of Westgate No. 2 Subdivision as designated and delineated on Muskingum County Plat Book 8, Page 30 and the west line of lands now owned by Zanesville County Club (DR 327-627);
THENCE along said Zanesville County Club's west line North 02 degrees 07 minutes 13 seconds East 1096.63 feet to a point on the centerline of Military Road (CR 146), passing an iron pin found at 1071.63 feet;
THENCE along said centerline of Military Road, South 88 degrees 29 minutes 16 seconds East 669.52 feet to a point;
THENCE North 02 degrees 33 minutes 17 seconds East 40.01 feet to the principal place of beginning, said point being on the southwest corner of lands now owned by MV/ALG Sandhurst Limited (OR 1992-734) and the north line of lands now owned by the City of Zanesville (OR 1992-144);

THENCE along the said City of Zanesville's lands the following fifteen courses:

- 1) North 88 degrees 29 minutes 59 seconds West 82.78 feet to a point;
- 2) a curve to the right having a radius of 808.83 feet, a central angle of 27 degrees 08 minutes 32 seconds and a chord bearing North 74 degrees 55 minutes 43 seconds West 379.58 feet to a point;
- 3) North 61 degrees 21 minutes 28 seconds West 597.11 feet to a point;
- 4) a curve to the right having a radius of 50.00 feet, a central angle of 85 degrees 56 minutes 14 seconds and a chord bearing North 18 degrees 23 minutes 21 seconds West 68.16 feet to a point;
- 5) North 24 degrees 34 minutes 46 seconds East 367.44 feet to a point;
- 6) a curve to the right having a radius of 2814.79 feet, a central angle of 06 degrees 17 minutes 24 seconds and a chord bearing North 27 degrees 43 minutes 28 seconds East 308.85 feet to a point;

- 7) North 88 degrees 00 minutes 09 seconds East 52.61 feet to a point;
- 8) North 01 degrees 59 minutes 45 seconds West 30.00 feet to a point;
- 9) South 88 degrees 00 minutes 09 seconds West 32.95 feet to a point;
- 10) a curve to the right having a radius of 2814.79 feet, a central angle of 14 degrees 37 minutes 41 seconds and a chord bearing North 38 degrees 54 minutes 49 seconds East 716.69 feet to a point;
- 11) North 46 degrees 13 minutes 39 seconds East 750.86 feet to a point;
- 12) South 43 degrees 46 minutes 21 seconds East 42.38 feet to a point;
- 13) North 46 degrees 13 minutes 39 seconds East 30.00 feet to a point;
- 14) North 43 degrees 46 minutes 21 seconds West 42.38 feet to a point;
- 15) North 46 degrees 13 minutes 39 seconds East 275.21 feet to a point on the south line of lands now owned by Harry and Jane Kearns (DR 1128-719);

THENCE along said Kearns' south line South 87 degrees 40 minutes 19 seconds East 229.92 feet to a point on the west line of lands now owned by Frank H. Gorsky (DR 1126-471), from which an iron pipe found bears South 87 degrees 43 minutes 08 seconds East 3.19 feet;

THENCE along said Gorsky's west line South 02 degrees 09 minutes 12 seconds West 654.07 feet to an iron pin found on the north line of Nob Hill Subdivision as designated and delineated on Muskingum County Plat Book 4, Page 99;

THENCE along the north line of said subdivision, South 86 degrees 09 minutes 07 seconds West 595.00 feet to an axle found on the northwest corner of said subdivision, from which an axle found bears South 02 degrees 37 minutes 06 seconds West 20.89 feet;

THENCE along the west line of said subdivision South 02 degrees 32 minutes 44 seconds West 398.84 feet to an iron pin found on the north line of lands now owned by MV/ALG Sandhurst Limited (OR 1952-935);

THENCE along said MV/ALG Sandhurst Limited's north line North 87 degrees 27 minutes 13 seconds West 330.00 feet to an iron pin found on said MV/ALG Sandhurst Limited's northwest corner;

THENCE along said MV/ALG Sandhurst Limited's west line the following two courses:

- 1) South 23 degrees 37 minutes 50 seconds West 650.00 feet to an iron pin found;
- 2) South 61 degrees 21 minutes 27 seconds East 549.90 feet to a point on the northwest corner of lands now owned by MV/ALG Sandhurst Limited (OR 1992-734);

THENCE along said MV/ALG Sandhurst Limited's west line South 02 degrees 32 minutes 47 seconds West 432.88 feet to the principal place of beginning, containing 29.99 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.

Bearings are based on Grid North - Ohio South Zone Lambert Projection, derived from GPS Observations of the subject property.

This description is written from record documents and an actual field survey completed June 19, 1998 by Linn Engineering, Inc.

Timothy M. Linn, Reg. No. 7113

Date

Parcel No.

Part of: 19-17-34-02-29-000 (+/- 19.22 ac.)

Part of: 19-17-34-02-30-000 (+/- 10.77 ac.)

Total (+/- 29.99 ac.)

APPROVED FOR CLOSURE

A. C. Swinehart
1-6-2006 CLS

EXEMPT FROM
PLANNING COMMISSION

A. C. Swinehart
1-6-2006 CLS

LEGEND

- Iron Pin Set, 5/8" rebar
- Iron Pin Found
- Pipe Found
- Right-of-Way Monument
- Axle Found
- R/W — Right of Way Corporation Line

Harry & Jane Kearns
DR 1128-719

SITUATED IN

The State of Ohio, County of Muskingum,
City of Zanesville, and being a part of the
Southwest Quarter of Quarter Township 1,
and part of Bank Lot 10 (DB "K", Pg. 644),
T1, R8, United States Military Lands.

Ref. to Iron Pipe
S87-43-08E
3.19'

APPROVED FOR CLOSURE

A.L. Swinehart
1-6-2006 CLS

BANK LOT 10

Kearns Development Company, Ltd.
DR 1145-983

Frank H. Gorsky
DR 1126-471

MILITARY GARDENS
P.B. 7, PG. 49

FALLS TWP.
CITY OF ZANESVILLE

EXEMPT FROM
PLANNING COMMISSION

A.L. Swinehart
1-6-2006 CLS

NOB HILL SUBDIVISION
P.B. 8, PG. 99

Kearns Development Company, Ltd.
DR 1145-983
PARCEL 4
±29.99 Ac.

CITY OF ZANESVILLE
FALLS TWP.

FALLS TWP.

QTR. TWP. 1

CITY OF ZANESVILLE

QTR. TWP. 4

REFERENCES

- DR 1145-983
- DR 327-627
- OR 1992-144
- OR 1992-734
- OR 1952-935
- P.B. 8, PG. 16 (WESTGATE NO. 1)
- P.B. 8, PG. 30 (WESTGATE NO. 2)
- P.B. 17, PG. 97 (ANNEXATION)

BASIS OF BEARING

Bearings are based on Grid North -
Ohio South Zone Lambert Projection,
derived from GPS Observations of the
property.

PARCEL NO.

Part of: 19-17-34-02-30-000(±10.77 ac.)
19-17-34-02-30-000(±19.22 ac.)
Total: ±29.99 ac.)

Timothy J. Linn
Reg. Surveyor No. 7113

Date

Project No.: 800-102



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CURVE TABLE

NO.	DELTA	RADIUS	ARC	CHORD	BEARING
C1	27°08'32"	808.83'	383.16'	379.58'	N74°55'43"W
C2	85°56'14"	50.00'	75.00'	68.16'	N18°23'21"W
C3	6°17'24"	2814.79'	309.01'	308.85'	N27°43'28"E
C4	14°37'41"	2814.79'	718.64'	716.69'	N38°54'49"E

GRAPHIC SCALE



(IN FEET)

1 inch = 400 ft.

Axle Found at the
Northeast Corner of Lot 33
Westgate No. 2, P.B. 8, Pg. 30