

## **L. Peter Dinan & Associates**

**27 South Sixth Street**

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

**SURVEYING & MAPPING**

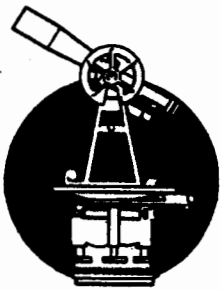
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Kearns Development Company LTD  
Part of Parcel #17-34-02-30-000  
10.24 Acres  
Description For Conveyance

Situated in the State of Ohio, County of Muskingum,  
City of Zanesville.

Being a part of Bank Lot 10, Deed Book K, Page 644  
in Quarter Township 1, Township 1, Range 8 bounded and  
described as follows:

Commencing at an iron pin (axle) found at the northeast corner of Lot 33 in Westgate Number 2 as recorded in Plat Book 8, Page 30; thence north 2 degrees 07 minutes 13 seconds east 1096.63 feet to a point on the south line of said Quarter Township 1 passing an iron pin found at 1071.63 feet; thence along the south line of Quarter Township 1 north 88 degrees 53 minutes 47 seconds west 644.98 feet to an iron pin placed on the west right of way line of Northpointe Drive as conveyed to the City of Zanesville by deed recorded in Deed Book 1992, Page 144 and also being the true place of beginning of the premises herein intended to be described; thence continuing along the south line of Quarter Township 1 north 88 degrees 53 minutes 47 seconds west 56.31 feet to an iron pin placed on the east end of a 60 foot culdesac at the end of Military Road that was conveyed to the City of Zanesville by Deed recorded in Deed Book 2093, Page 782; thence along said culdesac on a curve to the left having a radius of 60 feet an arc length of 162.82 feet (the chord of which bears north 76 degrees 38 minutes 12 seconds west 117.27 feet) to an iron pin placed; thence along the north line of Military Road north 88 degrees 53 minutes 47 seconds west 15.83 feet to an iron pin set at the southeast corner of Lot 1 in Military Gardens as recorded in Plat Book 7, Page 49; thence along the east line of Military Gardens north 1 degree 27 minutes 52 seconds east 1028.65 feet to an iron pin set; thence severing the property of the Kearns Development Company LTD and along the lines of a sanitary easement granted to the City of Zanesville by deed recorded in Deed Book 2093, Page 774 the following four (4) courses and distances north 86 degrees 38 minutes 24 seconds east 137.76 feet to an iron pin placed; thence north 3 degrees 21 minutes 36 seconds west 5.29 feet to an iron pin placed; thence north 86 degrees 38 minutes 24 seconds east 227.84 feet to an iron pin placed; thence north 87 degrees 43 minutes 02 seconds east 248.83 feet to an iron pin found on the west right of way line of Northpointe Drive as conveyed to the City of Zanesville by deed recorded in Deed Book 1992, Page 144; thence along said right of way the following five (5) courses and



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Phone and Fax: 740-453-8448

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distances south 1 degree 59 minutes 48 seconds east 30 feet to an iron pin found; thence north 88 degrees 00 minutes 09 seconds east 45.12 feet to an iron pin found; thence on a curve to the left having a radius of 2914.79 feet an arc length of 255.83 feet (the chord of which bears south 27 degrees 05 minutes 38 seconds west 255.75 feet) to an iron pin found; thence south 24 degrees 34 minutes 46 seconds west 914.78 feet to an iron pin found; thence on a curve to the right having a radius of 1382.39 feet an arc length of 5.99 feet (the chord of which bears south 24 degrees 42 minutes 13 seconds west 5.99 feet) to the true place of beginning, containing ten and twenty-four hundredths (10.24) acres more or less.

This description written from a survey made by L. Peter Dinan, Registered Surveyor #5451, January 17, 2014.

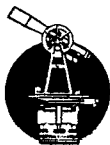
DESCRIPTION  
APPROVED

By: *[Signature]*

1/27/2014

**OFFICE COPY  
NOT RECORDABLE**





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

OWNER: KEARNS DEVELOPMENT COMPANY, LTD D.B. 1145, P. 983  
SANITARY SEWER EASEMENT CITY OF ZANESVILLE D.B. 2093, P. 774

GREGORY BOYD  
D.B. 1144, P. 443

N. 86°38'24"E. 137.76

N. 3°21'36"W. 5.29

S. 1°59'48"E. 30.0

N. 88°00'09"E. 45.12

ARC=255.83'  
CHORD S. 27°05'38"W. 255.75'

DESCRIPTION  
APPROVED

By: *[Signature]*

10<sup>34</sup>Ac.

PART OF KEARNS DEVELOPMENT COMPANY LTD  
DEED BOOK 1145, PAGE 983  
PART OF PARCEL # 17-34-02-30-000  
BANK LOT 10, SEE RECORDED DEED BOOK K, PAGE 644

PART OF BANK LOT 10  
QTR. TWP. 1, TWR. 1, RA 8  
CITY OF ZANESVILLE  
MUSKINGUM COUNTY OHIO  
JAN 16, 2014

ALLEN H. CARROLLS. WILSON D.B. 1997, P. 605

N. 1°27'52"E. 1020.65 WEST CORPORATION LINE CITY OF ZANESVILLE  
DEED BOOK 17, PAGE 97

RIGHT OF WAY LINE

DRIVE

MILITARY ROAD



1"=100'

- AXLE FOUND
- IRON PIN FOUND
- IRON PIN SET

MELIMAE RUCKER D.B. 1548, P. 547  
349.89

N. 88°53'47"W. 15.83

CITY OF ZANESVILLE  
D.B. 2093, P. 782  
ARC RADIUS 60'  
CHORD N. 76°38'22"W. 117.27'

RAD=1382.39-ARC=5.99'  
CHORD S. 24°42'13"W. 5.99'

S. 24°34'46"W. 914.78'  
CITY OF ZANESVILLE D.B. 1992, P. 144

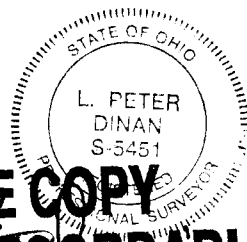
NORTHPOINTE

MILITARY ROAD

PROPERO ZANESVILLE LLC  
D.B. 2449 P. 664

SOUTH LINE QTR. TWP. 1  
N. 88°53'47"W. 644.98'

AXLE FOUND  
NORTHEAST CORNER LOT 33  
WEST GATE NO. 2  
P.B. 8, P. 30



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L. PETER DINAN  
REGISTERED SURVEYOR # 5451

N. 2°07'13"E. 1096.63'