

10-04-06-01-013  
29-20-71-23-001



**Linn Engineering, Inc.**

*Civil Engineering Consultants*

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**THE LONGABERGER COMPANY  
OFFICIAL RECORD 2423, PAGE 911  
+/- 97.187 ACRES**

Situated in the State of Ohio, County of Muskingum, Townships of Cass and Jackson, bounded and described as follows:

Being a part of Section 6, Township 3, Range 8, Cass Township, and a part of the East Half of Lot 20, Township 3, Range 9, Jackson Township, United States Military Lands, being part of lands now owned by The Longaberger Company as the same is described in Muskingum County Official Record 2423, Page 911, and being more particularly described as follows:

Beginning for reference at an iron pin found at the center of Section 6, Township 3, Range 8, United States Military Lands;

thence through lands now owned by Outerlimits, LLC (OR 2656-531) North 88 degrees 17 minutes 25 seconds West 74.05 feet to a point on the west line of said Outerlimits, LLC lands and the principal place of beginning;

thence along said west line of Outerlimits, LLC land South 26 degrees 00 minutes 45 seconds West 18.97 feet to an iron found on the northwest line of a private service road;

thence along said private service road the following seven courses:

- 1) a curve to the left, having a radius of 319.64 feet, an arc length of 368.62 feet, a chord bearing of South 57 degrees 47 minutes 51 seconds West, and a chord length of 348.53 feet to an iron pin set;
- 2) South 26 degrees 20 minutes 50 seconds West 568.31 feet to an iron pin set;
- 3) a curve to the left having a radius of 158.56 feet, an arc length of 253.93 feet, a chord bearing of South 19 degrees 04 minutes 53 seconds East, and a chord length of 227.65 feet to an iron pin set;
- 4) South 63 degrees 49 minutes 01 seconds East 463.92 feet to an iron pin set;
- 5) South 69 degrees 13 minutes 01 seconds East 130.17 feet to a PK nail found;
- 6) South 77 degrees 43 minutes 53 seconds East 135.44 feet to an iron pin set;
- 7) a curve to the right having a radius of 35.00 feet, an arc length of 46.91 feet, a chord bearing of South 39 degrees 20 minutes 18 seconds East, and a chord length of 43.48 feet to an iron pin set on the west line of Loop Road (a private road);

thence along the west line of said Loop Road the following two courses:

- 1) South 00 degrees 56 minutes 43 seconds East 276.92 feet to an iron pin set;
- 2) a curve to the right having a radius of 760.00 feet, an arc length of 167.42 feet, a chord bearing of South 05 degrees 21 minutes 56 seconds West, and a chord length of 167.08 feet to an iron pin set;



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thence through said Longaberger lands the following two courses:

- 1) North 70 degrees 25 minutes 22 seconds West 490.62 feet to an iron pin set;
- 2) South 26 degrees 19 minutes 38 seconds West 228.12 feet to a point on the north line of lands now owned by Fanatics Ohio Property Holdings, Inc. (OR 2426-693);

thence along the north line of said Fanatics lands the following four courses:

- 1) North 63 degrees 40 minutes 22 seconds West 1057.21 feet to an iron pin found;
- 2) South 26 degrees 14 minutes 23 seconds West 372.67 feet to an iron pin found;
- 3) North 63 degrees 44 minutes 24 seconds West 867.68 feet to an iron pin found on the south right of way of State Route 16;

thence along the said right of way of State Route 16 the following nine courses:

- 1) North 22 degrees 17 minutes 37 seconds East 213.73 feet to an iron pipe found;
- 2) North 36 degrees 22 minutes 05 seconds East 177.53 feet to an iron pin found;
- 3) North 36 degrees 22 minutes 05 seconds East 242.89 feet to an iron pipe found;
- 4) North 42 degrees 14 minutes 39 seconds East 715.75 feet to a point;
- 5) North 54 degrees 20 minutes 28 seconds East 1200.00 feet to a point;
- 6) North 71 degrees 11 minutes 07 seconds East 313.54 feet to an iron pipe found;
- 7) North 54 degrees 22 minutes 27 seconds East 499.66 feet to an iron pipe found;
- 8) North 46 degrees 39 minutes 27 seconds East 302.78 feet to an iron pipe found;
- 9) North 54 degrees 18 minutes 51 seconds East 1400.18 feet to an iron pipe found on the northwest corner of lands now owned by Joseph and Yvonne Sidwell (OR 2574-97);

thence leaving said right of way and along said Sidwell's west line, South 39 degrees 20 minutes 43 seconds East 401.92 feet to an iron pin found on the east line of a private service road;

thence along said east line of a private service road the following five courses:

- 1) South 30 degrees 01 minutes 02 seconds West 82.19 feet to an iron pin set;
- 2) a curve to the right having a radius of 515.00 feet, an arc length of 217.83 feet, a chord bearing of South 41 degrees 44 minutes 07 seconds West, and a chord length of 216.21 feet to an iron pin found on the northwest corner of lands now owned by INT Business Company, LLC (OR 2638-103), passing an iron pin found at 116.50 feet;
- 3) South 53 degrees 51 minutes 10 seconds West 96.20 feet to an iron pin found;
- 4) a curve to the left having a radius of 285.00 feet, an arc length of 136.14 feet, a chord bearing of South 40 degrees 10 minutes 04 seconds West, and a chord length of 134.85 feet to an iron pin found;
- 5) South 26 degrees 28 minutes 58 seconds West 246.21 feet to a PK nail found on said Loop Road;

thence along the west line of said Loop Road the following two courses:

- 1) a curve to the left having a radius of 330.07 feet, an arc length of 455.69 feet, a chord bearing of South 66 degrees 21 minutes 21 seconds West, and a chord length of 420.33 feet to an iron pin set;
- 2) South 26 degrees 48 minutes 22 seconds West 658.79 feet to an iron pin found on the northeast corner of said Outerlimits, LLC lands;

thence along said Outerlimits lands the following twelve courses:

- 1) North 63 degrees 13 minutes 33 seconds West 196.84 feet to an iron pin found;
- 2) North 63 degrees 13 minutes 33 seconds West 8.56 feet;
- 3) South 69 degrees 21 minutes 32 seconds West 41.37 feet;
- 4) South 88 degrees 50 minutes 33 seconds West 81.31 feet;
- 5) North 84 degrees 07 minutes 49 seconds West 112.11 feet;



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- 6) South 72 degrees 21 minutes 04 seconds West 72.82 feet;
- 7) South 51 degrees 15 minutes 13 seconds West 18.04 feet;
- 8) South 40 degrees 58 minutes 06 seconds West 59.60 feet;
- 9) South 80 degrees 32 minutes 03 seconds West 27.66 feet;
- 10) South 26 degrees 00 minutes 45 seconds West 53.00 feet to an iron pin found;
- 11) South 26 degrees 00 minutes 45 seconds West 113.91 feet to a point on the mid-section line of Section 6;
- 12) South 26 degrees 00 minutes 45 seconds West 169.07 feet to the principal place of beginning;

containing 97.187 acres, more or less, of which 0.959 acres are in Lot 20, Jackson Township and 96.228 acres are in Section 6, Cass Township, subject to all legal road right of ways and applicable easements, written or implied.

Bearings are based on Ohio State Plane Coordinate System, South Zone, NAD 83 as per GPS observations made July 6, 2015.

This description is written based on a survey completed August 12, 2016 by Timothy H. Linn, Reg. No. 7113.

**OFFICE COPY**  
**NOT RECORDABLE**

Timothy H. Linn, PS  
Reg. No. 7113

8/19/16  
Date



**Parcel Nos.**

Part of: 10-04-06-01-000	+/-96.228 ac.
<u>All of: 29-20-71-23-001</u>	<u>+/- 0.959 ac.</u>
Total	+/-97.187 ac.

**DESCRIPTION**

**APPROVED**

By: 8/12/16

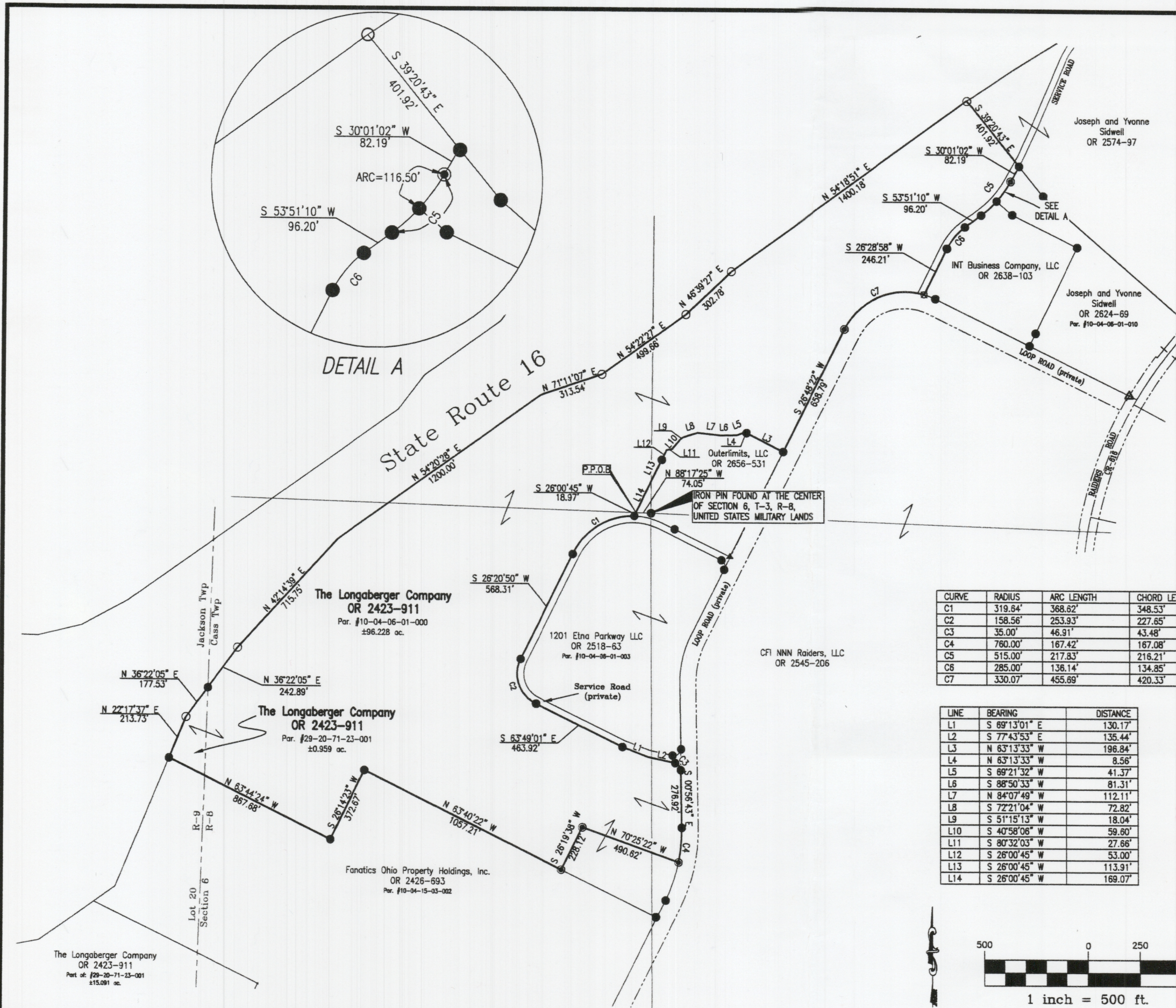
APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

8/30/16  
Date

Fee Paid



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# **SITUATED IN**

THE STATE OF OHIO, COUNTY OF MUSKINGUM, AND BEING PART OF SECTION 6, CASS TOWNSHIP, T-3, R-8; AND PART OF THE EAST HALF OF LOT 20, JACKSON TOWNSHIP, T-3, R-9, UNITED STATES MILITARY LANDS.

## **BASIS OF BEARING**

BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83, GRID NORTH, AS PER OBSERVATIONS MADE ON 7/6/15.

## **PARCEL NO.**

Part of: 10-04-06-01-000 ±96.228 ac.  
All of: 29-20-71-23-001 ±0.959 ac.  
Total: ±97.187 ac.

## **TOTAL**

## **REFERENCES**

OR 2423-911  
OR 2426-693

**APPROVED**  
**MUSKINGUM COUNTY**  
**PLANNING COMMISSION DIRECTOR**

## **LEGEND**

- IRON PIN SET, 5/8" REBAR
- IRON PIN FOUND
- IRON PIPE FOUND
- ⊗ PK NAIL FOUND
- ▲ RAILROAD SPIKE FOUND
- PROPERTY HOOK
- P.P.O.B. PRINCIPAL PLACE OF BEGINNING

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	319.84'	368.62'	348.53'	S 57°47'51" W
C2	158.56'	253.93'	227.65'	S 19°04'53" E
C3	35.00'	46.91'	43.48'	S 39°20'18" E
C4	760.00'	167.42'	167.08'	S 05°21'56" W
C5	515.00'	217.83'	216.21'	S 41°44'07" W
C6	285.00'	136.14'	134.85'	S 40°10'04" W
C7	330.07'	455.69'	420.33'	S 66°21'21" W

LINE	BEARING	DISTANCE
L1	S 69°13'01" E	130.17'
L2	S 77°43'53" E	135.44'
L3	N 63°13'33" W	198.84'
L4	N 63°13'33" W	8.56'
L5	S 69°21'32" W	41.37'
L6	S 88°50'33" W	81.31'
L7	N 84°07'49" W	112.11'
L8	S 72°21'04" W	72.82'
L9	S 51°15'13" W	18.04'
L10	S 40°58'06" W	59.60'
L11	S 80°32'03" W	27.66'
L12	S 26°00'45" W	53.00'
L13	S 26°00'45" W	113.91'
L14	S 26°00'45" W	169.07'

**DESCRIPTION**  
**APPROVED**  
By: *[Signature]* 8/12/16



**OFFICE COPY**  
**NOT RECORDED**

Project No.: LONG-595 KENDRICK 2016

**Linn Engineering, Inc.** 740-452-  
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