



Linn Engineering, Inc.

614-452-7434

*Civil Engineering Consultants*

P.O. Box 2671 Zanesville, Ohio 43702-2671

Nett → ☐

DEED DESCRIPTION

The following Real Estate is situated in the State of Ohio, County of Muskingum, Village of South Zanesville and is bounded and described as follows:

First Parcel Being lot numbers 136, 137, 138 and 139 of the Village of South Zanesville as the same is designated and delineated on Plat Book 2, Pages 95 and 96 of the Muskingum County Records.

There is EXCEPTED from the above described First Parcel 3.36 feet off the north side of lot 136.

Second Parcel Being a part of lot 673 of the Village of South Zanesville as the same is designated and delineated on Plat Book 2, Pages 95 and 96 of the Muskingum County Records and being a part of the same premises conveyed to Robert Nett as Parcel One described in Volume 685, Page 252 of the Muskingum County Deed Records, being more particularly described as follows:

Beginning at a point on the east line of lot 673, said point being 3.36 feet south of the northwest corner of lot 136; thence along the east line of lot 673 (the basis of bearings herein described for all three parcels) South 12 degrees 45 minutes West 118.46 feet to a point on the east line of the right of way of the abandoned Zanesville Terminal Railway; thence along the east line of the right of way and the west line of lot 673 on a curve to the right having a radius of 778.10 feet a distance of 128.66 feet, the long chord of which bears North 10 degrees 04 minutes 05 seconds West 128.51 feet to a point; thence South 77 degrees 15 minutes East 49.84 feet to the place of beginning, containing 0.073 acres, more or less, subject to all legal highways and easements.

Third Parcel Being a part of the same premises conveyed to Robert Nett as Parcel One described in Volume 642, Page 149 of the Muskingum County Deed Records, being more particularly described as follows:

Beginning at the most southerly point of lot 140 of the Village of South Zanesville as the same is designated and delineated in Plat Book 2, Pages 95 and 96 of the Muskingum County Records; thence along the west line of the former Cincinnati and Muskingum Valley Railway property South 12 degrees 45 minutes 00 seconds West 102.58 feet to a point on the west line of the former Zanesville Terminal Railway right of way; thence along said west line North 38 degrees 30 minutes 00 seconds West 240.12 feet to a point; thence continuing along said west line on a curve to the right having a radius of 858.10 feet a distance of 522.76 feet, the long chord of which bears North 21 degrees 02 minutes 52 seconds West 514.71 feet to a point; thence South 77 degrees 15 minutes East 83.74 feet to a point on the east line of said right of way and the west line of lot 673; thence along said right of way on a curve to the left having a radius of 778.10 feet a distance of 450.45 feet, the long chord of which bears South 21 degrees 54 minutes 56 seconds East 444.18 feet to a point; thence continuing along said east line South 38 degrees 30 minutes 00 seconds East 175.91 feet to the place of beginning, containing 1.27 acres, more or less, subject to all legal highways and easements.

There is appended to the above described Third Parcel an EASEMENT for the purposes of ingress and egress over the following described strip of ground:

Beginning for reference at the northeast corner of lot 718 of the Village of South Zanesville; thence along the south line of Fair Street South 86 degrees 30 minutes West 174 feet to a point and the principal place of beginning; thence continuing along the south line of Fair Street South 86 degrees 30 minutes East 80.48 feet to a point; thence South 9 degrees 45 minutes West 460.99 feet to a point; thence on a curve to the left, having a long chord bearing South 2 degrees 12 minutes 34 seconds West a distance of 204.22 feet and having a radius of 778.10 feet to a point; thence North 77 degrees 15 minutes West 83.74 feet to a point; thence on a curve to the right, having a long chord bearing North 3 degrees 04 minutes 38 seconds East a distance of 199.42 feet and having a radius of 858.10 feet; thence North 9 degrees 45 minutes East 452.23 feet to a point on the south line of Fair Street and the principal place of beginning.

This description is written based on a survey completed November 6, 1986.

*Richard Max Cannon*  
Richard Max Cannon  
Reg. No. 5489

**OFFICE COPY  
NOT RECORDABLE**

11/6/86  
Date



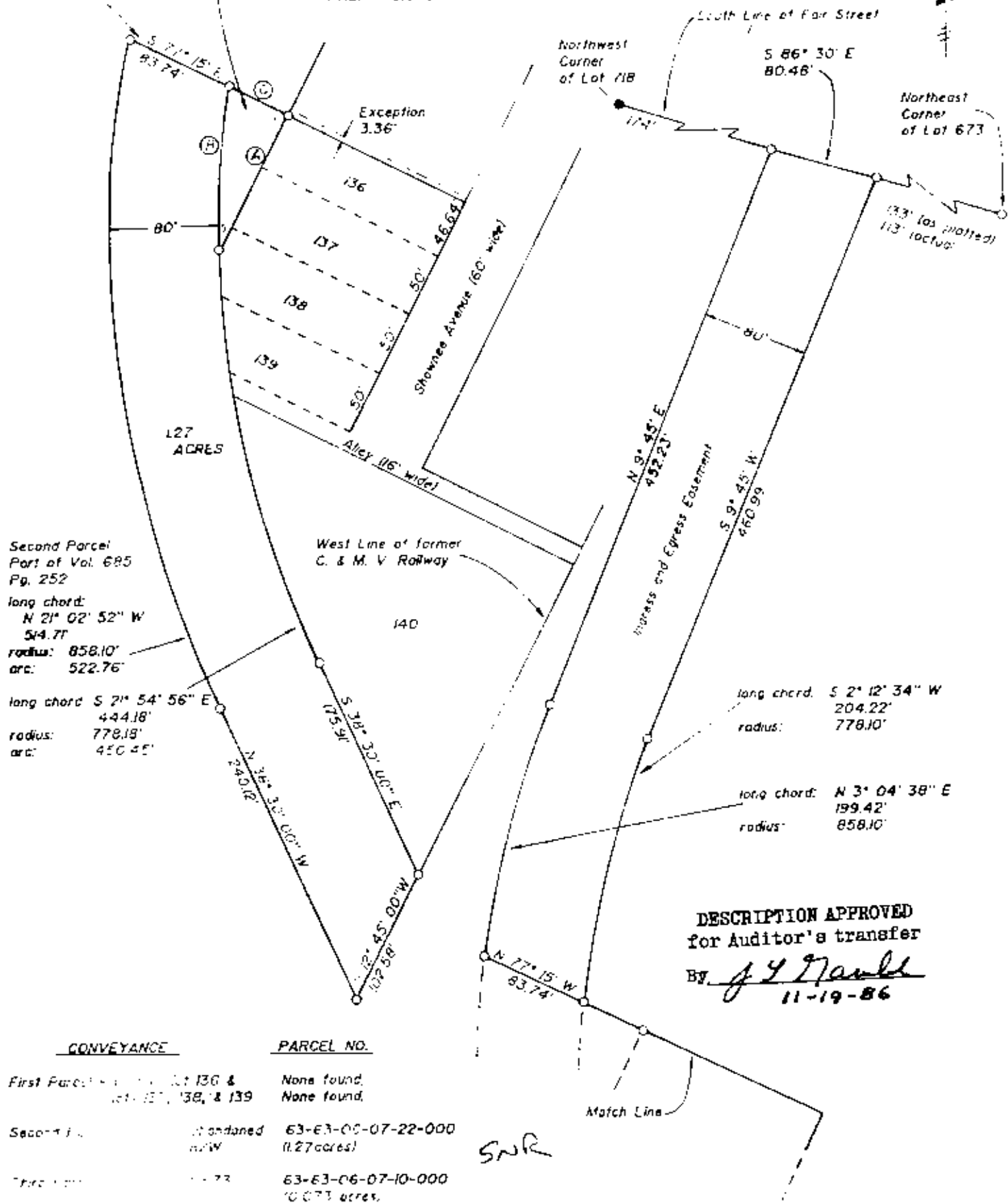
Auditor's Parcel Numbers

- First Parcel: Parcel numbers not found.
- Second Parcel: Part of 63-63-06-07-22-000 (1.27 ac.)
- Third Parcel: Part of 63-63-06-07-10-000 (0.073 ac)

DESCRIPTION APPROVED  
for Auditor's transfer  
By *J. J. Hamble*  
11-19-86

127.15' E, 49.54'  
 A, S 12° 45' W, 118.40'  
 AREA = 0.073 Acres

Match Line



**CONVEYANCE**

**PARCEL NO.**

First Parcel: Lot 136 & 137, 138, & 139	None found, None found.
Second Parcel: Contained in W	63-63-06-07-22-000 (127 acres)
Third Parcel: 127	63-63-06-07-10-000 (0.073 acres)

SNR

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**LINN ENGINEERING, INC.**  
 P.O. BOX 2671 ZANESVILLE, OH 43702 452-7434

SURVEY FOR: Robert Neff, Jr.  
Village of South Zanesville  
Land Exchange

T- \_\_\_\_\_ R- \_\_\_\_\_  
 LOT NO. 127 (see above)  
 SUBDIVISION South Zanesville  
 SECTION \_\_\_\_\_  
 TOWNSHIP 3rd  
 MUNICIPALITY South Zanesville  
 COUNTY \_\_\_\_\_

● IRON PIN FOUND  
 ○ IRON PIN SET  
 ▲ R.R. SPIKE FOUND  
 △ R.R. SPIKE SET  
 ⊙ POST  
 ○ POINT  
 --- FENCE

DATE \_\_\_\_\_