



Linn Engineering, Inc.

Civil Engineering Consultants

740-452-7434 • 1-800-991-7434

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

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

Beginning for reference at an iron pin found on the Northwest Corner of an Annexation Plat to the City of Zanesville, as the same is designated and delineated on Muskingum County Plat Book 16, Page 28;

thence along the south right of way of Interstate 70 North 61 degrees 20 minutes 21 seconds East 90.53 feet to a point and the principal place of beginning;

thence continuing along said south right of way North 61 degrees 20 minutes 21 seconds East 410.47 feet to an iron pin set on the northwest corner of lands presently owned by Zanesville Sports, Inc. (DR 1095-255);

thence along said Zanesville Sports west line South 08 degrees 50 minutes 27 seconds West 401.47 feet to an iron pin set on the north line of lands presently owned by Milestone Properties, Inc. (DR 1120-619);

thence continuing along said Milestone Properties north line the following four courses:

- 1) South 08 degrees 50 minutes 27 seconds West 64.26 feet to a point;
- 2) South 73 degrees 38 minutes 49 seconds West 27.53 feet to a point;
- 3) South 83 degrees 58 minutes 13 seconds West 219.26 feet to a point;
- 4) North 08 degrees 32 minutes 08 seconds West 106.25 feet to a point;

thence North 08 degrees 32 minutes 08 seconds West 191.15 feet to the principal place of beginning,

containing 2.59 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.

There is also hereby conveyed to the Grantee, its successors and assigns, a perpetual, non-exclusive, augmented easement for ingress and egress between the above described property and State Route 40 to be used in common with others over and across the parcel along the following described lines:

Beginning for reference at the Northwest Corner of an Annexation Plat to the City of Zanesville, as the same is designated and delineated on Muskingum County Plat Book 16, Page 28;

thence along the south right of way of Interstate 70 North 61 degrees 20 minutes 21 seconds East 90.53 feet to a point;

thence South 08 degrees 32 minutes 08 seconds East 297.40 feet to an iron pin found;

thence North 83 degrees 58 minutes 13 seconds East 169.01 feet to the principal place of beginning

of said easement, said easement being a 26 foot wide strip, 13 feet on each side of the following described centerline;

SUNRISE CENTER
PAGE 2

thence South 08 degrees 24 minutes 26 seconds East 489.09 feet to a point;

thence on a curve to the right having a radius of 343.35 feet, an arc length of 139.57 feet and a chord bearing South 03 degrees 14 minutes 17 seconds West a distance of 138.61 feet to a point;

thence South 14 degrees 52 minutes 59 seconds West 245.62 feet to a point where said easement forms a "Y" and begins to taper towards each branch;

thence along the west branch of said easement South 21 degrees 21 minutes 01 seconds West 99.67 feet to a point where said taper ends and the easement is 7.50 feet on each side of the centerline to the terminus;

thence on a curve to the left having a radius of 260.00 feet, an arc length of 193.58 feet and a chord bearing South 01 degrees 23 minutes 43 seconds East a distance of 187.15 feet to a point;

thence South 21 degrees 18 minutes 27 seconds East 95.62 feet to the north right of State Route 40 and the terminus of said west branch of easement;

thence along the east branch of said easement from the point of "Y" South 07 degrees 05 minutes 45 seconds West 103.11 feet to a point where said taper ends and easement is 7.50 feet on each side of the centerline to the terminus;

thence on a curve to the left having a radius of 370.00 feet, an arc length of 210.36 feet and a chord bearing South 09 degrees 11 minutes 29 seconds East a distance of 207.54 feet to a point;
thence South 25 degrees 28 minutes 43 seconds East 44.54 feet to the north right of way of State Route 40 and the terminus of said east branch of easement.

Bearings are based on the north line of a 28.71 acre tract as described in Muskingum County Deed Record 987, Page 498 as being North 69 degrees 40 minutes 21 seconds East.

This description is written based on an actual survey completed by Timothy H. Linn, Reg. No. 7113 on May 21, 1999.

OFFICE COPY
NOT RECORDABLE
Timothy H. Linn
Reg. No. 7113

05/21/99
Date

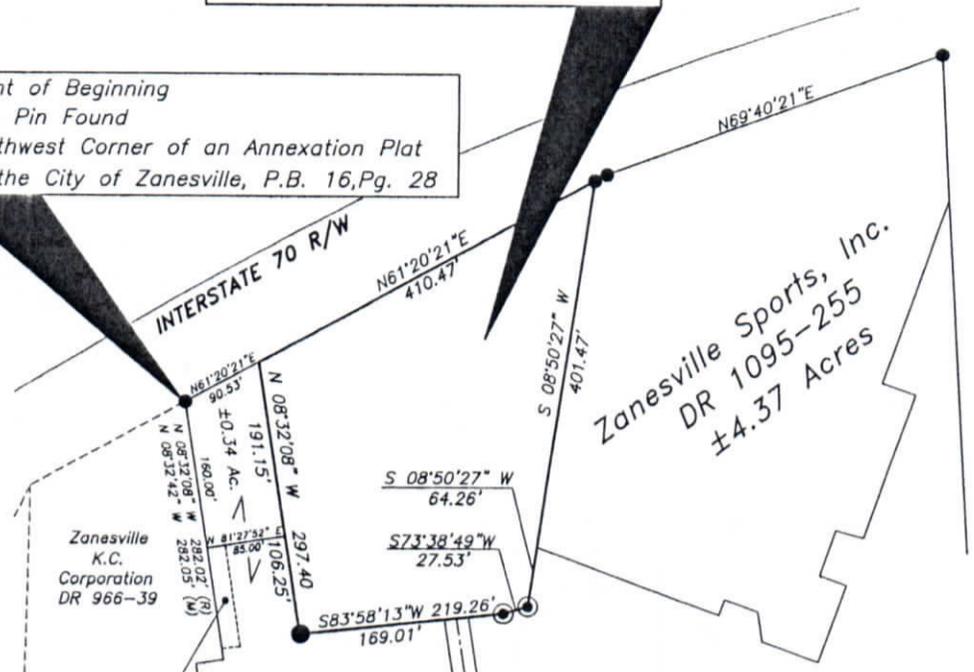


DESCRIPTION
APPROVED
By *[Signature]* 7/23/2015

Auditor's Parcel No.
Part of: 80-84-62-01-01-000 (2.59 ac.)

Milestone Properties, Inc.
DR 1120-619
Part of Parcel 1
±2.59 Acres

Point of Beginning
Iron Pin Found
Northwest Corner of an Annexation Plat
to the City of Zanesville, P.B. 16, Pg. 28



Zanesville
K.C.
Corporation
DR 966-39

Zanesville Sports, Inc.
DR 1095-255
±4.37 Acres

Milestone Properties, Inc.
DR 1120-619

20' wide Ingress,
Egress Easement

$\Delta = 23'17'25''$
 $R = 343.35'$
 $T = 70.76'$
 $L = 139.57'$
 $Ch = 138.61'$
 $Ch Brg. = S 03'14'17'' W$

$S 14'52'59'' W$
 $245.62' (R)$

$S 21'21'01'' W$
 $99.67' (R)$

$S 07'05'45'' W$
 $103.11' (R)$

$\Delta = 42'39'28''$
 $R = 260.00'$
 $T = 101.52'$
 $L = 193.58'$
 $Ch = 187.15'$
 $Ch Brg = S 01'23'43'' E$

$\Delta = 32'34'28''$
 $R = 370.00'$
 $T = 108.11'$
 $L = 210.36'$
 $Ch = 207.54'$
 $Ch Brg = S 09'11'29'' E$

$S 21'18'27'' E$
 $95.62' (R)$

$N 25'28'43'' W R/W$
 $44.54' (R)$

$S 59'49'21'' W$
 $15.05' (R)$

$S 59'49'21'' W$
 $15.18' (R)$

St. Rte. 40
R/W
R/W

SITUATED IN

The State of Ohio, County of
Muskingum, City of Zanesville

BASIS OF BEARINGS

Bearings are based on the north
line of a 28.71 ac. tract,
(DR 987-498), and as per
description, North 69° 40' 21" East.

REFERENCES

DR 1095-255
DR 1120-619
Tax Map 64-82

PARCEL NOS.

Part of: 80-84-62-01-01-000 (±2.59 ac.)

THL 12/3/2011

LEGEND

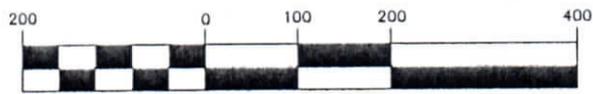
- IRON PIN SET
- ⊙ MAG NAIL SET



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5/21/99
Date

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

Project No.: MPI-187



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84-62-01-01
110 SUNRISE CT

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thence along said Zanesville Sports west line South 08 degrees 50 minutes 27 seconds West 401.47 feet to an iron pin set on the north line of lands presently owned by Milestone Properties, Inc. (DR 1120-619);

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SUNRISE CENTER
PAGE 2

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Reg. No. 7113
05/21/99
Date



DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY: *als*
5-26-99

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 FOR AUDITOR'S TRANSFER
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Port of: 80-84-62-01-01-000 (±2.59 ac.)

LEGEND

- IRON PIN SET
- ⊙ MAG NAIL SET

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S 08°24'26" E
 489.09' (R)

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S 21°18'27" E
 95.62' (R)

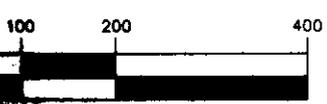
N 25°28'43" W R/W
 44.54' (R)

S 59°49'21" W
 15.05' (R)

S 59°49'21" W
 15.18' (R)

St. Rte. 40
 R/W 40
 R/W 80

GRAPHIC SCALE



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Timothy H. Linn
 Registered Surveyor No.

Project No.: MPI-187



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 Civil Engineering Consultants
 P.O. Box 2086 Zanesville, Ohio