

SURVEYING & MAPPING

84-62-01-01-004

Phone and Fax: 740-453-8448

# L. Peter Dinan & Associates

27 South Sixth Street

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

## Description For Conveyance

Wahoo Land Holdings LLC

Part of Parcel #84-62-01-01-002 (1.76 Acres)

Deed Book 2398, Page 282

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

Being a part of Lot 16 of James Moore Survey by Charles Roberts as on file in the County Engineer's Office of Muskingum County, Ohio, a subdivision of a part of the Third Quarter, Township 1, Range 7 bounded and described as follows:

Commencing at the southeast corner of Lot 16 of said subdivision in the center of State Route 40; thence North 2 degrees 56 minutes 39 seconds West 42.84 feet to an iron pin on the north right of way line of State Route 40; thence along said right of way line South 66 degrees 04 minutes 21 seconds West 74.98 feet to a point on the east line of a 0.19 acre parcel conveyed to ABI Phone Systems, Inc. by deed recorded in Deed Book 1003, Page 282; thence along said 0.19 acre parcel the following two (2) courses and distances North 27 degrees 40 minutes 36 seconds West 125 feet to an iron pin; thence South 66 degrees 04 minutes 21 seconds West 50 feet to an iron pin; thence North 27 degrees 40 minutes 36 seconds West 76.04 feet to an iron pin found at the northeast corner of property owned by Century National Bank, Deed Book 2518, Page 318 and the true place of beginning of the premises herein intended to be described; thence along the north line of said Bank property south 81 degrees 48 minutes 33 seconds west 107.59 feet to an iron pin found; thence south 60 degrees 26 minutes 28 seconds west 71.35 feet to an iron pin placed; thence south 83 degrees 30 minutes 42 seconds west 212.83 feet to an iron pin placed on the east line of a 26 foot right of way as described in Deed Book 1155, Page 695; thence along said right of way north 14 degrees 52 minutes 59 seconds east 220.69 feet to an iron pin placed; thence north 81 degrees 44 minutes 38 seconds east 347.86 feet to an iron pin placed passing the northwest corner of a concrete block building at 180.86 feet and passing the northeast corner of said building at 330.86 feet; thence south 8 degrees 15 minutes 22 seconds east 183.76 feet to an iron pin placed; thence south 81 degrees 48 minutes 33 seconds west 47.79 feet to the true place of beginning, containing one and seventy-six hundredths (1.76) acres more or less.

This description written from a survey made by L. Peter Dinan, Registered Surveyor #5451, February 9, 2015.

APPROVED BY CITY PLANNING COMMISSION,  
ZANESVILLE, OHIO;  
NO PLAT REQUIRED

*[Signature]* 3-18-15

DESCRIPTION  
APPROVED

By: *[Signature]* 3/18/2015

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84-62-01-01-004 B

Easement "B"

There is reserved herein by the Grantors (Wahoo Land Holdings LLC Deed Book 2398, Page 282) an easement for ingress and egress through the above described 1.76 Acres bounded and described as follows:

Commencing at an iron pin placed at the northwest corner of said 1.76 Acres; thence along the north line of said 1.76 Acres north 81 degrees 44 minutes 38 seconds east 138.90 feet to the true place of beginning of this easement; thence along the north line of said 1.76 Acre parcel north 81 degrees 44 minutes 38 seconds east 30.0 feet to a point; thence severing said 1.76 Acre parcel south 8 degrees 15 minutes 22 seconds east 192.78 feet to a point on the south line of said 1.76 Acre parcel; thence along the south line of said 1.76 Acre parcel south 60 degrees 26 minutes 28 seconds west 32.20 feet to a point; thence severing said 1.76 Acre parcel north 8 degrees 15 minutes 22 seconds west 204.48 feet to the true place of beginning.

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NOT RECORDABLE**

APPROVED BY CITY PLANNING COMMISSION,  
ZANESVILLE, OHIO;  
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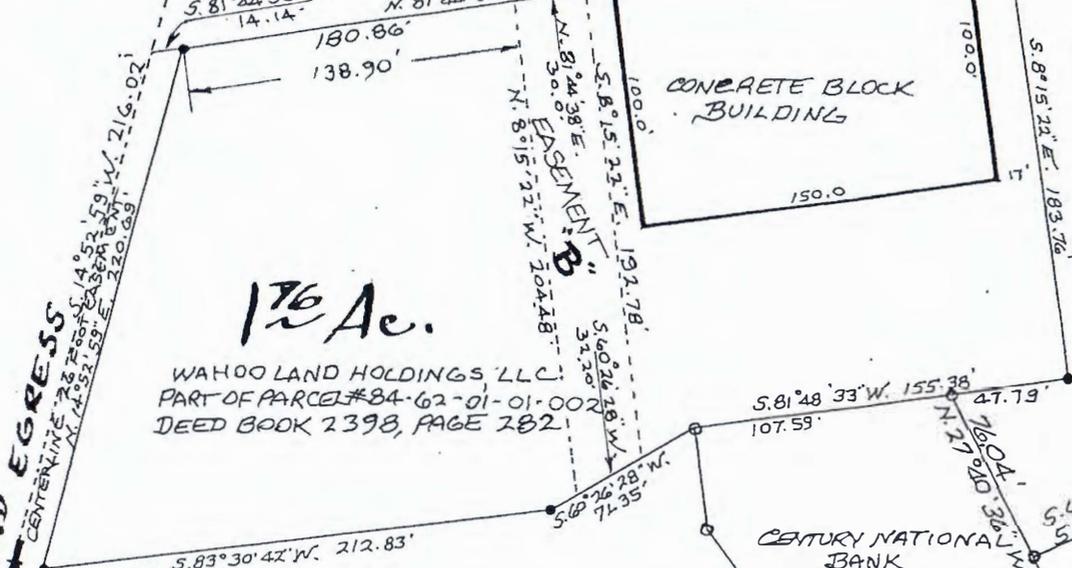
*[Signature]* 3-17-15



84-62-01-01-004 C

WAHOO LAND HOLDINGS LLC  
DB 2398, P. 282

WAHOO LAND HOLDINGS LLC  
DB 2398, P. 282



176 Ac.

WAHOO LAND HOLDINGS LLC  
PART OF PARCEL #84-62-01-01-002  
DEED BOOK 2398, PAGE 282

CENTURY NATIONAL  
BANK  
DEED BOOK 2518  
PAGE 318

ABI PHONE SYSTEMS, INC.  
DB 1003, P. 282



APPROVED BY CITY PLANNING COMMISSION,  
ZANESVILLE, OHIO;  
NO PLAT REQUIRED

*[Signature]* 3-17-15

1" = 80'

- IRON PIN FOUND
- IRON PIN SET

EASEMENT  
FOR INGRESS AND EGRESS  
SEE DEED BOOK 1155, PAGE 695

SOUTHEAST CORNER  
LOT 16

EASEMENT A - INGRESS AND EGRESS  
CENTRELINE 28 FOOT EASEMENT  
N. 14° 52' 39" E. 220.69'  
S. 81° 44' 38" W. 14.14'  
S. 81° 44' 38" E. 180.86'  
N. 81° 44' 38" E. 347.86'  
N. 81° 44' 38" E. 30.00'  
N. 81° 51' 22" W. 104.18'  
S. 81° 51' 22" E. 132.78'  
S. 81° 15' 23" E. 132.78'  
S. 81° 48' 33" W. 155.38'  
S. 81° 48' 33" W. 107.59'  
S. 81° 48' 33" W. 47.79'  
N. 12° 17' 40" E. 210.00'  
S. 66° 04' 21" W. 50.00'  
N. 17° 20' 36" W. 125.00'  
S. 66° 04' 21" W. 74.98'  
N. 2° 56' 39" W. 42.84'

WAHOO LAND HOLDINGS LLC  
DB 2398, P. 282

L. PETER & GRENDA K.  
DIXON  
DB 2573, P. 787

STATE ROUTE 40 & 22  
80 FOOT RIGHT OF WAY  
S. 25° 28' 43" E. 44.54'

STATE ROUTE 40 & 22  
80 FOOT RIGHT OF WAY

WAHOO LAND HOLDINGS LLC  
A PART OF PARCEL #84-62-01-01-002

PART OF LOT 16  
JAMES MOORE SURVEY  
IN QUARTER TOWNSHIP 3 TOWNSHIP 1, RANGE 7  
CITY OF ZANESVILLE  
MUSKINGUM COUNTY, OHIO

FEB. 16, 2015

DESCRIPTION  
APPROVED  
By: *[Signature]* 3/19/2015



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NOT RECORDABLE

REGISTERED PROFESSIONAL SURVEYOR # 5451