



**Linn Engineering, Inc.**

*Civil Engineering Consultants*

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13-10-09-D6-004

ADDRESS N/A

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NOT RECORDABLE

Situated the State of Ohio, County of Muskingum, Township of Clay, bounded and described as follows:

Being a part of the Northwest Quarter of Section 3, T-14-N, R-14-W, Congress Lands East of the Scioto River, also being a part of Gordon's Third Addition to the Village of Roseville, Plat Book 4, Page 91 and part of the same premises conveyed to Ricky J. Dement (DR 1112-631) and Dement Pottery (DR 1136-349), Muskingum County Deed Records, more particularly described as follows:

Beginning at an iron pin set at the Northeast corner of Lot 569 of Gordon's Third Addition to the Village of Roseville (PB. 4, Pg. 91), thence along the west line of a 15 feet wide alley, North 04 degrees 21 minutes 43 seconds East 396.00 feet to an iron pin set at the Northeast corner of Lot 562 of Gordon's Third Addition (PB. 4, Pg. 91);

thence along the south line of lands now or formerly owned by D.T.Chase (DR 610-211) the following three courses:

- 1) South 85 degrees 29 minutes 51 seconds East 358.03 feet to an iron pin found;
- 2) South 20 degrees 47 minutes 27 seconds West 19.30 feet to an iron pin found;
- 3) South 66 degrees 37 minutes 16 seconds East 277.62 feet to a point on the former right of way of the Connecting Railway, now or formerly owned by Holmes Limestone (DR 1002-30), said point referenced by an iron pin bearing South 38 degrees 51 minutes 12 seconds East;

thence along the former right of way and Holmes Limestone's West line the following two courses:

- 1) South 23 degrees 32 minutes 21 seconds West 1066.70 feet to a point;
- 2) thence along a counter-clockwise curve with a radius of 930.40 feet, arc length of 244.50 feet and a chord of 243.80 feet, said chord bearing South 16 degrees 00 minutes 40 seconds West to an iron pin set on the West line of the former Connecting Railway's Crescent Mine Switch;

thence along the West line of the former Crescent Mine Switch the following three courses:

- 1) North 47 degrees 31 minutes 40 seconds West 79.20 feet to a bolt found;
- 2) North 39 degrees 08 minutes 44 seconds West 209.71 feet to an iron pin set;
- 3) North 39 degrees 02 minutes 00 seconds West 215.64 feet to an iron pin set on the Muskingum-Perry County Line;

thence along the County Line North 04 degrees 45 minutes 00 seconds East 122.10 feet to a point on the West line of lands now or formerly owned by Ricky J. Dement (DR 1112-631);

thence through Dement's land the following nine courses:

- 1) South 66 degrees 19 minutes 51 seconds East 171.90 feet to a pk nail set;

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- 2) North 25 degrees 09 minutes 41 seconds East 39.59 feet to a point;
- 3) South 65 degrees 32 minutes 34 seconds East 58.76 feet to an iron pin set;
- 4) North 23 degrees 28 minutes 02 seconds East 172.21 feet to a ginpin set;
- 5) North 23 degrees 29 minutes 27 seconds East 50.68 feet to a drill hole found;
- 6) North 23 degrees 29 minutes 29 seconds East 114.48 feet to an iron pin set;
- 7) North 66 degrees 35 minutes 02 seconds West 120.38 feet to an iron pin set;
- 8) South 23 degrees 21 minutes 14 seconds West 104.01 feet to a drill hole found;
- 9) North 66 degrees 38 minutes 03 seconds West 203.49 feet to a point on the Muskingum-Perry County Line;

thence along the County Line North 04 degrees 45 minutes 00 seconds East 67.00 feet to an iron pin set on the North line of a 15' wide alley (as designated in PB. 4, Pg. 91 Gordon's Third Addition);

thence along the North line of said alley South 85 degrees 38 minutes 17 seconds East 136.22 to an iron pin set at the Southeast corner of Lot 569 of Gordon's Third Addition;

thence along the East line of Lot 569 North 04 degrees 21 minutes 43 seconds East 127.40 feet to the Point Of Beginning containing 11.90 acres more or less, subject to any easements and rights of way of record or otherwise implied.

**Excepting the following described area for a 15 feet wide alley as designated in PB. 4, Pg. 91, Gordon's Third Addition:**

Beginning at an iron pin set at the Northeast corner of Lot 569 of Gordon's Third Addition to the Village of Roseville (PB. 4, Pg. 91), thence along the west line of a 15 feet wide alley, North 04 degrees 21 minutes 43 seconds East 396.00 feet to an iron pin set at the Northeast corner of Lot 562 of Gordon's Third Addition (PB. 4, Pg. 91);

thence along the south line of lands now or formerly owned by D.T.Chase (DR610-211) South 85 degrees 29 minutes 51 seconds East 15.00 feet to a point;

thence along the East line of said alley South 04 degrees 21 minutes 43 seconds West 538.40 feet to a point;

thence along the South line of said alley North 85 degrees 38 minutes 17 seconds West 151.32 to a point on the Muskingum-Perry County Line;

thence along the County Line North 04 degrees 45 minutes 00 seconds East 15.00 feet to an iron pin set on the North line of said alley;

thence along the North line of said alley South 85 degrees 38 minutes 17 seconds East 136.22 feet to an iron pin set at the Southeast corner of Lot 569 of Gordon's Third Addition (PB. 4, Pg. 91);

thence along the East line of Lot 569 North 04 degrees 21 minutes 43 seconds East 127.40 feet to the Point of Beginning containing 0.23 acres more or less.

Bearings are based on the Muskingum-Perry County Line as being North 04 degrees 45 minutes 00 seconds East as designated in Plat Book 4, Page 91, Muskingum County Deed Records.

Iron pins set are 5/8 inch by 30 inch rebar with plastic identification caps.

This description is base on an actual field survey of the premises completed December 11, 1998

Auditor's Parcel Numbers

Part of : 14-13-10-09-06-000 (+/- 11.75 acres)

Part of : 14-13-10-09-06-001 (+/- 0.15 acres)

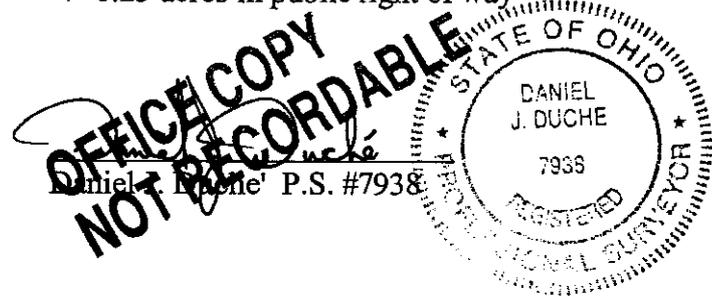
+/- 0.23 acres in public right of way

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY ASD

3-8-99

2-24-99

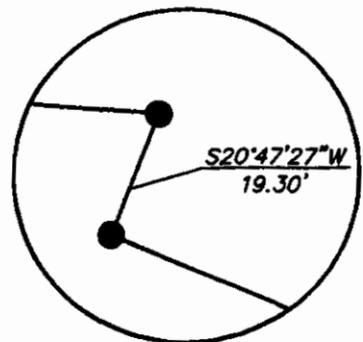
Date



**SITUATED IN**

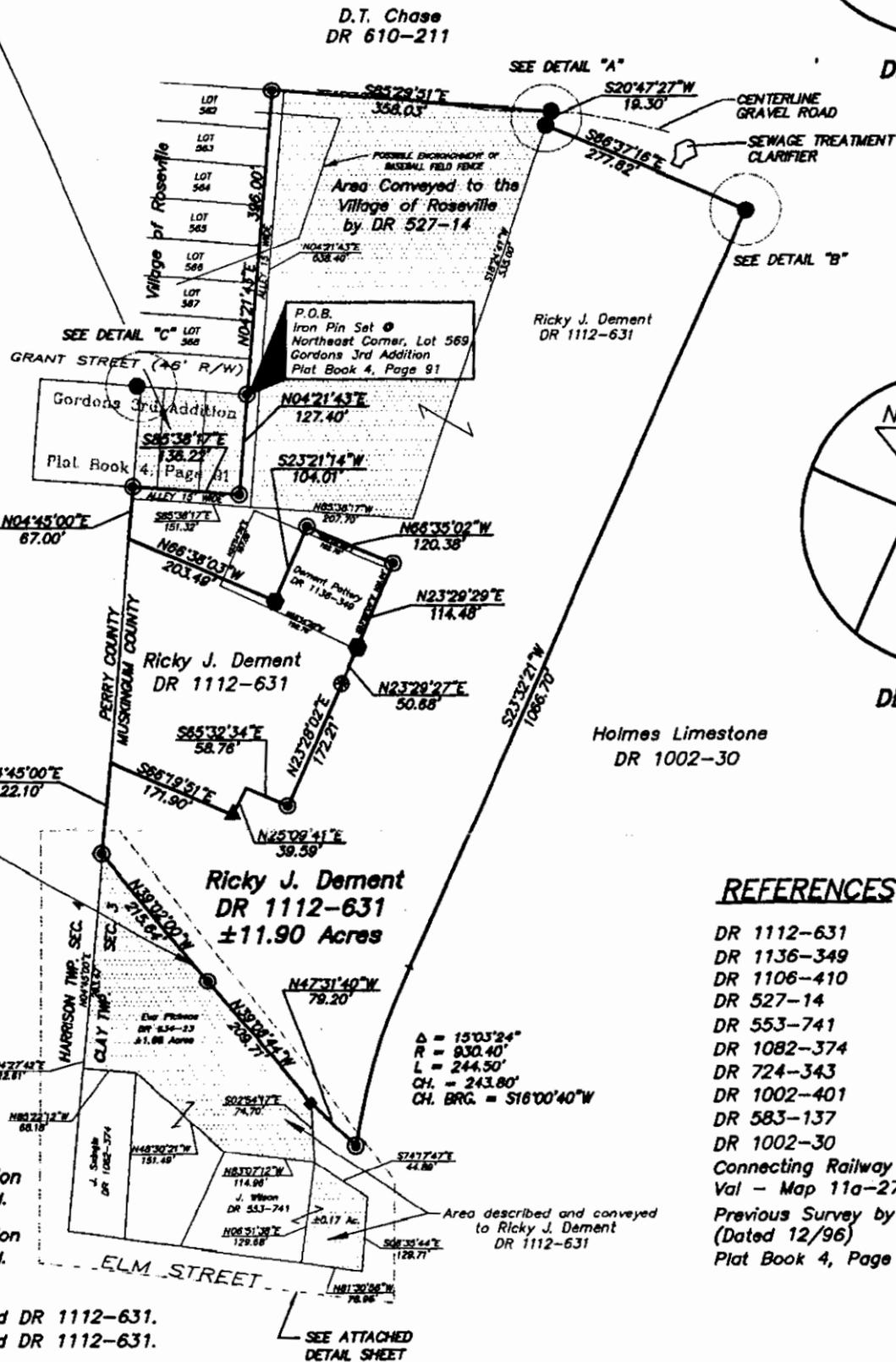
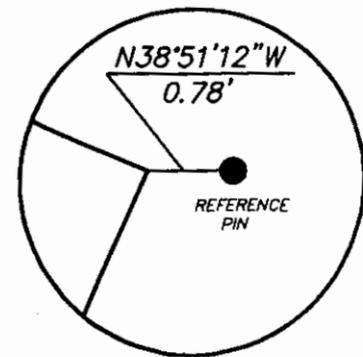
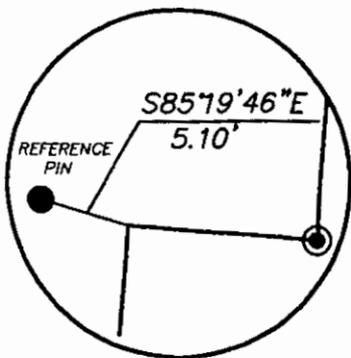
The Northwest Quarter of Section 3, Township of Clay, County of Muskingum, State of Ohio, T-14-N, R-14-W, Congress Lands, East of the Scioto. Also being a part of Gordons 3rd Addition to the Village of Roseville, Plat Book 4, Page 91, Muskingum County Deed Records.

Area still shown by Auditor to be under ownership of D.T. Chase (DR 610-211) conveyed to Ricky J. Dement by (DR 1112-631)



**LEGEND**

- Iron Pin Set, 5/8" rebar
- Iron Pin Found
- Drill Hole Found
- Gin Pin Set
- ▲ PK Nail Set
- Bolt Found
- ▨ Shaded areas depict questionable ownership.



West line of Crescent Mine Switch as designated in DR 634-23, DR 553-741, Val-Map 11a-27 of connecting railway.

**REFERENCES**

- DR 1112-631
- DR 1136-349
- DR 1106-410
- DR 527-14
- DR 553-741
- DR 1082-374
- DR 724-343
- DR 1002-401
- DR 583-137
- DR 1002-30
- Connecting Railway
- Val - Map 11a-27
- Previous Survey by Tim Linn #7113 (Dated 12/96)
- Plat Book 4, Page 91

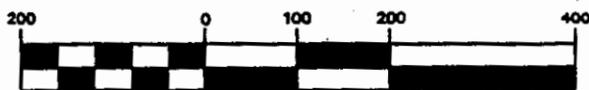
**NOTES**

- Alley along east side of Gordons 3rd Addition Gordons 3rd Addition has not been vacated.
- Alley along east side of Gordons 3rd Addition Gordons 3rd Addition has not been vacated.
- ±0.23 Acres in Public Right of Way.
- ±1.66 Acres described by DR 634-23 and DR 1112-631.
- ±0.17 Acres described by DR 553-741 and DR 1112-631.
- ±3.39 Acres described by DR 527-14.
- ±0.40 Acres shown by Muskingum County Auditor to still be under ownership of D.T. Chase (DR 610-211) conveyed to Ricky J. Dement (DR 1112-631).
- This survey is subject to a thorough title search.

**BASIS OF BEARING**

Bearings are based on the Muskingum/Perry County Line as being N04°45'00"E as designated in Plat Book 4, Page 91, Gordons 3rd Addition to the Village of Roseville, Muskingum County Deed Records.

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 200 ft.

DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER BY [Signature]

3-8-99

**PARCEL NO.**

- Part of: 14-13-10-09-06-000 (±11.75 ac.)
- Part of: 14-13-10-09-06-001 (±0.15 ac.)



Project No.: ROSE-137



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