



# Linn Engineering, Inc.

*Civil Engineering Consultants*

740-452-7434 • 1-800-991-7434 • FAX 740-452-5198

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

## TRACT 57

Situated in the State of Ohio, County of Muskingum, Township of Rich Hill, bounded and described as follows:

Being part of the Northwest Quarter of Section 3, Township 13, Range 11 of Congress Lands East of the Scioto River, also being part of lands now owned by Ohio Power Company as described in Muskingum County Deed Reference 548-48 and 578-801, and more particularly described as follows:

Beginning for reference at a gin pin set on the Southwest corner of the Northwest Quarter of Section 3 of Rich Hill Township;

thence along the west line of lands now owned by R. and K. Malenda (DR 1158-201) North 02 degrees 56 minutes 10 seconds East for a distance of 43.98 feet to a railroad spike set and the principal place of beginning;

thence along the west line of lands now owned by Ohio Power Company the following three courses:

- 1) North 02 degrees 56 minutes 10 seconds East for a distance of 355.41 feet to an iron pin found, passing an iron pin found at 65.78 feet;
- 2) North 02 degrees 54 minutes 59 seconds East for a distance of 477.42 feet to an iron pin found;
- 3) North 00 degrees 40 minutes 36 seconds East for a distance of 240.92 feet to an iron pin set;

thence through Ohio Power Company lands the following three courses:

- 1) South 75 degrees 29 minutes 55 seconds East for a distance of 868.00 feet to an iron pin set;
- 2) South 20 degrees 25 minutes 48 seconds East for a distance of 153.00 feet to an iron pin set;
- 3) South 27 degrees 10 minutes 30 seconds East for a distance of 910.65 feet to an iron pin set on the north line of lands now owned by B.D. and N. Sheppard (DR 1157-426);

thence along said Sheppards' north line North 87 degrees 33 minutes 06 seconds West for a distance of 270.62 feet to an iron pin set;

thence through Ohio Power Company lands

North 87 degrees 33 minutes 06 seconds West for a distance of 383.50 feet to an iron pin set on the northeast corner of lands now owned by Rix Mills United Presbyterian Church (DR 124-495);

thence along said Church's north line the following two courses:

- 1) North 87 degrees 33 minutes 06 seconds West for a distance of 408.61 feet to an iron pin found;
- 2) North 88 degrees 30 minutes 36 seconds West for a distance of 169.84 feet to said Malendas' southeast corner;

thence along said Malendas' east line North 03 degrees 07 minutes 20 seconds East for a distance of 44.29 feet to Malendas' northeast corner;

thence along said Malendas' north line North 88 degrees 07 minutes 47 seconds West for a distance

of 125.94 feet to the principal place of beginning;  
containing 25.00 acres, more or less, subject to all legal road right of ways and applicable easements,  
written or implied.

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

Bearings are based on NAD 83, Ohio State Plane Coordinate System, South Zone, Grid North, as  
per GPS observations of Muskingum County GPS Monuments.

This description is written based on a survey completed October 22, by Jack D. Newcome, Reg. No.  
7321.

**OFFICE COPY  
NOT RECORDABLE**

Jack D. Newcome, Reg. No. 7321 \_\_\_\_\_ Date \_\_\_\_\_

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY *ASB*  
10-29-2003

**PARCEL NO.:**

Part of: 53-20-03-04-000 ( 6.60 Ac.)

Part of: 53-20-03-05-000 (18.40 Ac.)

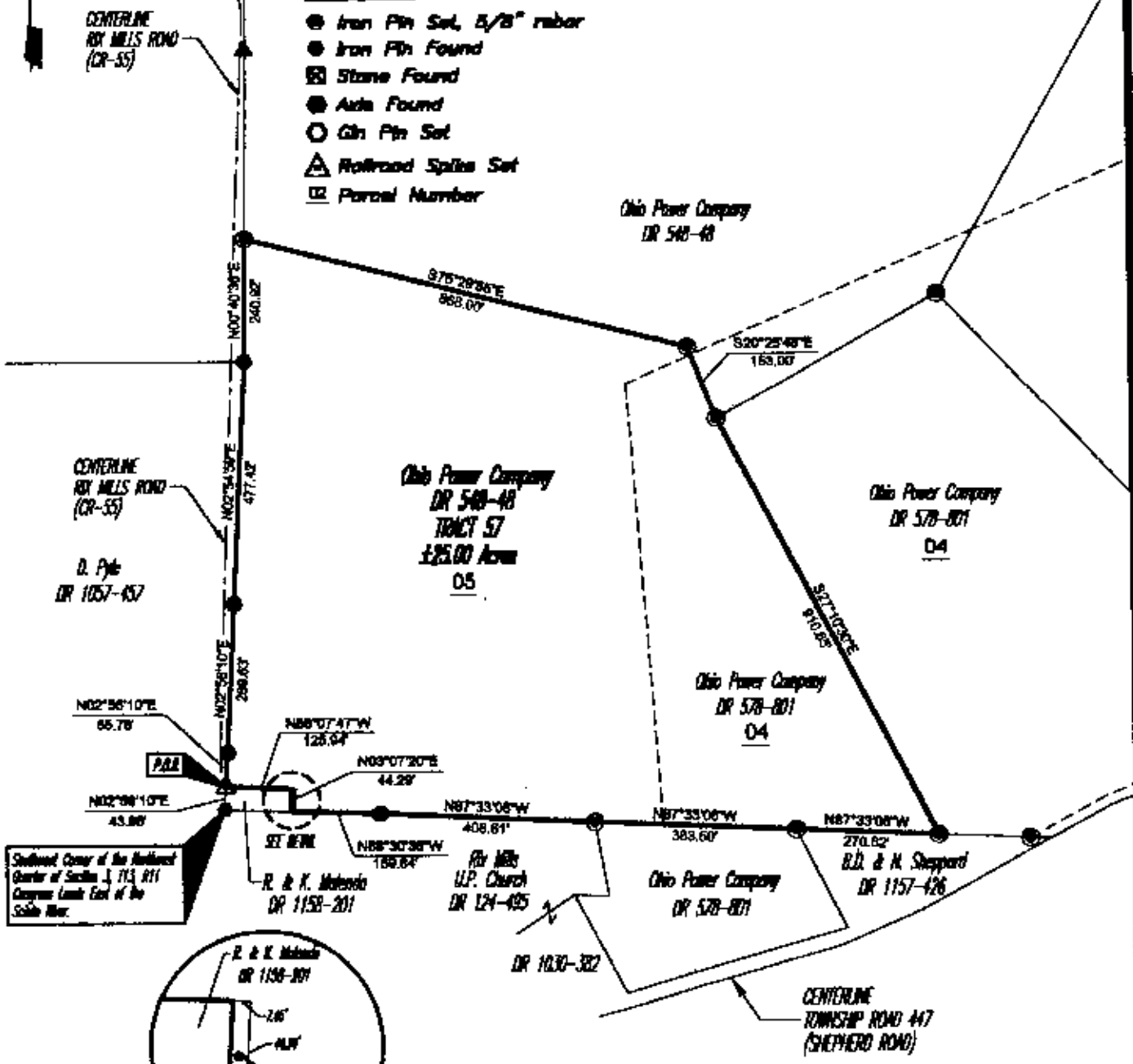
NOTE: Ohio Power Company granted an easement to prior owner W. Pyle for part of his garage  
which went across the property line and encroached upon Ohio Power Company lands.  
The easement shall terminate when the garage is destroyed or razed, see Muskingum  
County Deed Reference 1033-419 for additional terms and conditions.

**SITUATED IN**

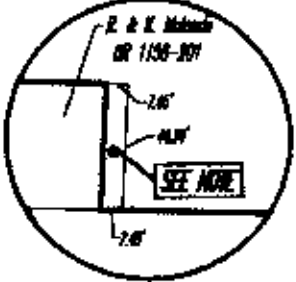
The State of Ohio, County of Muskingum  
Township of Rich Hill, and being part of the Northwest  
Quarter of Section 3, T13, R11, Congress Lands East  
of the Scioto River.

**LEGEND**

- Iron Pin Set, 5/8" rebar
- Iron Pin Found
- ⊠ Stone Found
- Axis Found
- Gln Pin Set
- △ Railroad Spike Set
- Parcel Number



Setback Center of the Railroad  
Quarter of Section 3, T13, R11  
Congress Lands East of the  
Scioto River.



DETAIL

**REFERENCES**

- DR 578-801
- DR 271-118
- DR 548-48
- DR 1157-426

**NOTE:**

Garage Encroachment: Ohio Power granted an easement to prior owner W. Pyle for part of his garage which went across the line. The easement shall terminate when the garage is destroyed or razed, see DR 1033-419 for additional terms and conditions.

**BASIS OF BEARING**

Bearings are based on NAD 83, Ohio State Plane  
Coordinate System, South Zone, Grid North, as  
per GPS Observations of Muskingum County GPS  
Monuments.

**PARCEL NO.**

Part of: 53-20-03-04-000 (±8.61 ac.)  
Part of: 53-20-03-05-000 (±18.39 ac.)

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

**OFFICE COPY  
NOT RECORDABLE**

BY *[Signature]*  
Date *12-29-2003*  
Reg. No. 7321

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 300 ft.

Project No.: AEP-424

**Linn Engineering, Inc.** F40-462-F484  
Civil Engineering Consultants  
P.O. Box 2086 Sewardville, Ohio 45978-2086

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