



Linn Engineering, Inc.

Civil Engineering Consultants

614-452-7434 • FAX 614-452-5198

534 Market Street • P.O. Box 2671 • Zanesville, Ohio 43702-2671

85-39-02-04-002

3126 MAPLE AVE

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

PARCEL 1

Beginning for reference at an iron pin found 33.00 feet left of Maple Avenue centerline station 72+00 (point of tangency) as depicted on Mus-60-19.15, 1931 Centerline Location Plan, Muskingum County Plat Book 11, Page 31A;

thence North 66 degrees 30 minutes 00 seconds East 33.00 feet to said centerline station 72+00;

thence along said centerline North 23 degrees 30 minutes 00 seconds West 165.51 feet to centerline station equation 73+65.51 = 14+00.00;

thence continuing along said centerline North 23 degrees 30 minutes 00 seconds West 101.40 feet to centerline station 15+01.40 of Maple Avenue;

thence continuing along said centerline North 23 degrees 30 minutes 00 seconds West 121.71 feet to the principal place of beginning, passing the southwest corner of lands now or formerly owned by Joseph M. Norman (DR-657-279) at 101.40 feet;

thence continuing along said centerline North 23 degrees 30 minutes 00 seconds West 157.30 feet to centerline station 17+80.41, said point also being the southwest corner of lands now owned by the City of Zanesville (DR 933-90);

thence leaving said centerline and along said City line North 76 degrees 21 minutes 43 seconds East 30.45 feet to a railroad spike set;

thence continuing along said City line on a curve to the right having a radius of 40.00 feet, a central angle of 117 degrees 51 minutes 06 seconds, and a chord bearing North 45 degrees 17 minutes 13 seconds East 68.52 feet to railroad spike found on the south right-of-way of Military Road;

thence continuing along said City line North 14 degrees 12 minutes 45 seconds East 21.04 feet to a point on the centerline of Military Road;

PARCEL ONE
PAGE 2

thence along said centerline South 85 degrees 20 minutes 12 seconds East 338.21 feet to a point;

thence leaving said centerline South 54 degrees 27 minutes 05 seconds West 162.39 feet to a point;

thence South 66 degrees 30 minutes 00 seconds West 246.10 feet to the principal place of beginning;

containing 1.14 acres, more or less, with 0.15 acres, more or less, in the existing Military Road right-of-way and 0.11 acres, more or less, in the existing Maple Avenue right-of-way, subject to all legal road right of ways and applicable easements, written or implied.

Bearings are based on the center line of Maple Avenue as depicted on sheets 2 and 3 of the ODOT Right of Way Plans, "Mus.-77-19.74 Right of Way Plan."

This description is written based on a survey completed August 4, 1996 by Timothy H. Linn, Reg. No. 7113.

Timothy H. Linn
Reg. No. 7113

**OFFICE COPY
NOT RECORDABLE**

Date

Parcel No.:

Part of: 80-85-39-02-04-000 (~~0.88 ac.~~)
Military Road Right of Way (0.15 ac.)
Maple Avenue Right of Way (0.11 ac.)

Total Acreage: (1.14 ac.)

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY ASL

4-1-97

$\Delta = 117^{\circ}51'08''$
 $R = 40.00'$
 $L = 82.28'$
 $CH = 68.52'$
 $BRG = N45^{\circ}17'13''E$

**DESCRIPTION APPROVED
FOR AUDITORS TRANSFER**

BY *[Signature]*
4-1-97 (PARCEL ONE)

SITUATED IN

State of Ohio, County of Muskingum, City of Zanesville

BASIS OF BEARINGS

Bearings are based on the centerline of Maple Avenue as depicted on sheets 2 and 3 of the ODOT R/W Plans, "MUS.-77-19.74 R/W Plan".

PARCEL NO.

Parcel One:
Part of: 80-85-38-02-04-000 (± 1.14 Ac.)
(0.15 Ac. in Military Rd. R/W)
(0.11 Ac. in Maple Ave. R/W)

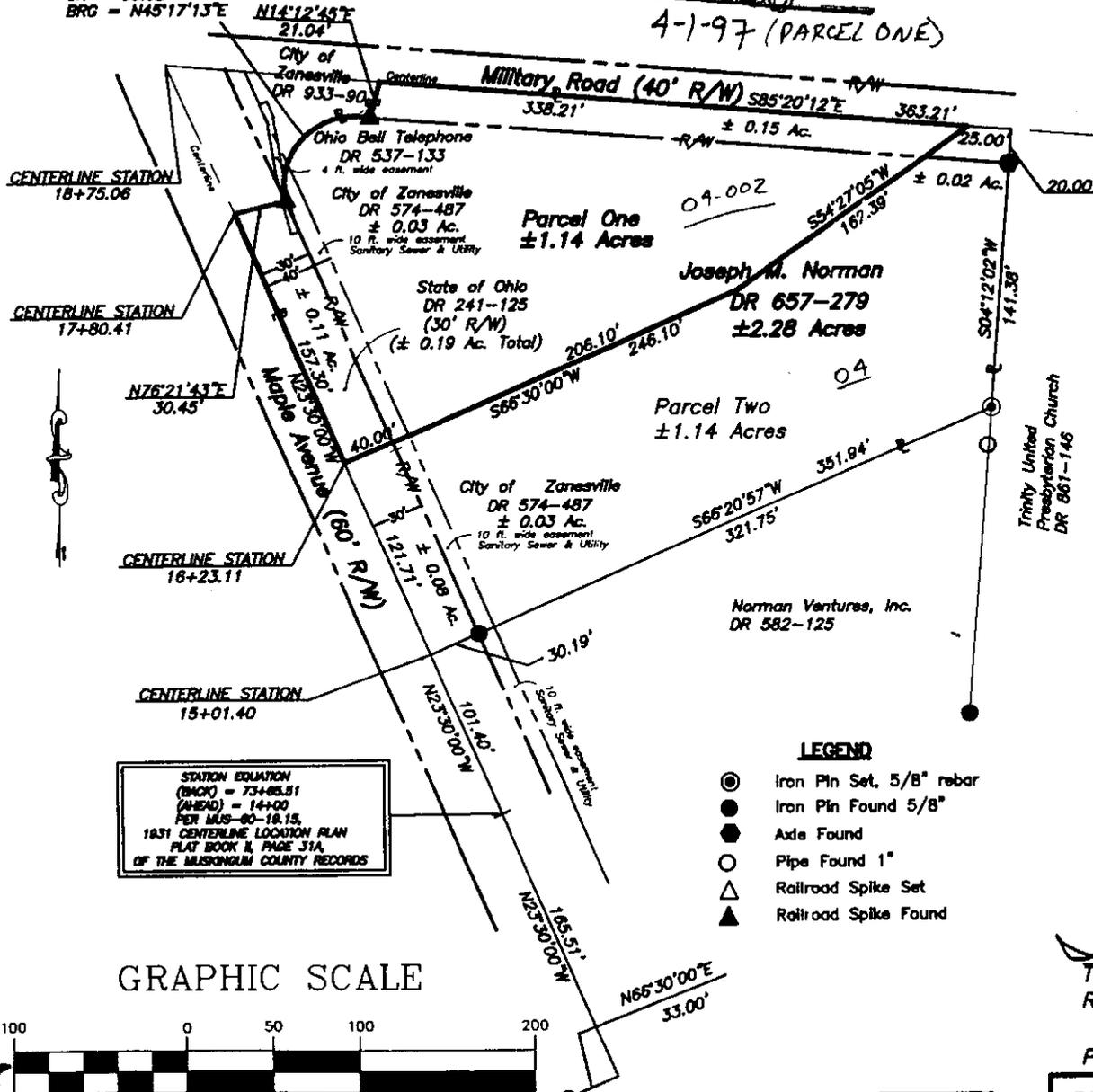
REFERENCES

- DR 574-381
- DR 582-125
- DR 657-279
- DR 861-146
- DR 933-89
- DR 1058-287
- Plat Book 11, Page 31A
- MUS.-60-19.15 R/W Plans
- MUS.-77-19.74 R/W Plans

EASEMENTS (SURVEY AUGUST 1996)

- From: Berthana M. Norman
- To:
1. The Ohio Bell Telephone Company
Perpetual Easement and Right of Way
4 ft. wide for underground communication systems
(DR 537-133)
 2. Ohio Power Company
Easement for power lines and poles
(DR 511-859)
 3. State of Ohio
Perpetual Easement and Right of Way,
for public highway and road
(DR 241-125)
- From: Joseph M. Norman, Margaret Annabel Norman & Berthana M. Norman
- To: City of Zanesville
10 ft. wide R/W and Easement
for sanitary sewer and utilities
(DR 574-487)
- From: Berthana Norman, J. M. Norman, Jr. & Mary Ella Norman, Jr.
- To: Ohio Power Company
Easement for power lines and poles
(DR 288-240)

* Blanket Description Easement pertaining to the property surveyed.

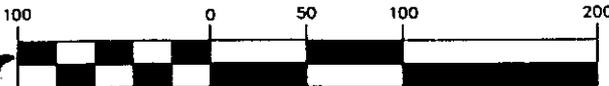


LEGEND

- ⊙ Iron Pin Set, 5/8" rebar
- Iron Pin Found 5/8"
- Axle Found
- Pipe Found 1"
- △ Railroad Spike Set
- ▲ Railroad Spike Found

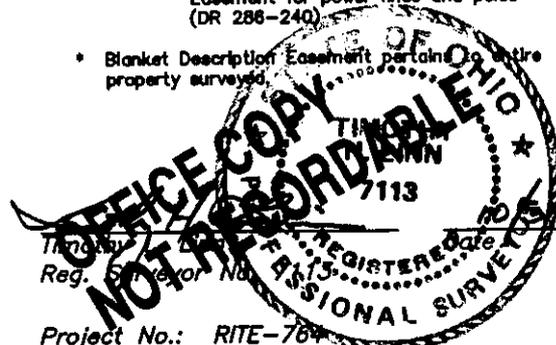
STATION EQUATION
(BACK) = 73+85.21
(AHEAD) = 14+00
PER MUS-60-19.15,
1831 CENTERLINE LOCATION PLAN
PLAT BOOK 11, PAGE 31A,
OF THE MUSKINGUM COUNTY RECORDS

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

P.A.T. 33 FEET LEFT OF CENTERLINE STATION 73+00
AS DEPICTED ON MUS-60-19.15, 1831
CENTERLINE LOCATION PLAN, PLAT BOOK 11, PAGE 31A
OF MUSKINGUM COUNTY RECORDS.



Project No.: RITE-764

Parcel One

Linn Engineering, Inc. 814-452-7434
Civil Engineering Consultants
P.O. Box 2671 Zanesville, Ohio 43702-2671