



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

86-01-01-20 SNR

Eden Group - Plat 15

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

Being a part of Lot 2 of a Subdivision of S. Morris Adams Estate as designated and delineated on Muskingum County Plat Book 4, Page 127 in Quarter Township 4, Township 1 North, Range 8 West, United States Military Lands, being part of lands now owned by Eden Group, Ltd. (DR 1088-156) and being more particularly bounded and described as follows:

Beginning for reference at an iron pin found on the northeast corner of Lot 4 of S. Morris Adams Estate as designated and delineated on Muskingum County Plat Book 4, Page 127; thence along the west line of lands now owned by Zanesville Board of Education the following two courses:

- 1) South 03 degrees 28 minutes 35 seconds West for a distance of 181.49 feet to a point on the southeast corner of lands now owned by Patrick C. Höffer (DR 1158-87);
- 2) South 03 degrees 24 minutes 58 seconds West for a distance of 147.50 feet to the southeast corner of lands now owned by A.I. Adams (DR 1155-414) and the principal place of beginning;

thence continuing along said Zanesville Board of Education's west line South 01 degrees 45 minutes 32 seconds West for a distance of 280.13 feet to a point in Joe's Run at the southeast corner of Lot 2 and the northeast corner of lands now owned by A. Rizzi (DR 1129-470), said line also being the corporation line of City of Zanesville;

thence along said Rizzi's north line South 60 degrees 38 minutes 27 seconds West for a distance of 58.56 feet to an iron pin to be set after construction, passing an iron pin found at 43.29 feet; thence through lands now owned by Eden Group, Ltd. (DR 1088-156) the following three courses:

- 1) North 04 degrees 13 minutes 11 seconds East for a distance of 132.92 feet to a point;
- 2) North 02 degrees 50 minutes 44 seconds East for a distance of 164.43 feet to a point;
- 3) North 05 degrees 59 minutes 54 seconds West for a distance of 12.32 feet to an iron pin to be set after construction on the south line of said A.I. Adams' lands;

thence along said A.I. Adams' south line the following two courses;

- 1) South 89 degrees 32 minutes 39 seconds East for a distance of 27.98 feet to an iron pin found;
- 2) South 89 degrees 36 minutes 04 seconds East for a distance of 15.00 feet to the principal place of beginning;

containing 0.30 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.

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