

84-01-01-11-000
84-01-01-12-000



Linn Engineering, Inc.

Civil Engineering Consultants

740-452-7434 • 1-800-991-7434

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

William Nelson McCoy and Billie L. McCoy, Trustees

Official Record 1630, Page 275

First and Second Parcels

+/- 3.040 Acres

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

Being a part of an eighty (80) acre tract of land conveyed to Willis Bailey, Thomas W. Gattrell and Tileston F. Spangler by Edmund J. Brush and wife as recorded in Muskingum County Deed Book 85, Page 85, and being more particularly described as follows:

First Parcel

Beginning for reference at an axle found on the Southeast corner of Lot 2 of Edmund J. Brush Subdivision as the same is designated and delineated on Muskingum County Plat Book 1, Page 203;

thence along the south line of lands now owned by Muskingum Valley Park District (OR 2714-476) South 87 degrees 34 minutes 56 seconds East 481.54 feet to an axle found, and the principal place of beginning, passing a pipe found at 283.46 feet;

thence continuing along said south line of Muskingum Valley Park District, South 87 degrees 34 minutes 56 seconds East 100.01 feet to an iron pin found on the northwest corner of lands now owned by George and Karla Lash (OR 2363-819);

thence along the west line of said George and Karla Lash, South 04 degrees 46 minutes 10 seconds West 237.90 feet to an axle found on the north right of way of Forest Avenue extended west from Blue Avenue;

thence along said extended north right of way, North 88 degrees 42 minutes 51 seconds West 99.53 feet to an iron pin found;

thence along the east line of Second Parcel of said William Nelson McCoy and Billie L. McCoy, Trustees, North 04 degrees 37 minutes 59 seconds East 239.84 feet to the principal place of beginning, containing 0.546 acres, more or less.

84-01-01-11-000 A
84-01-01-12-000 A

Second Parcel

Beginning at an axle found on the Southeast corner of Lot 2 of Edmund J. Brush Subdivision as the same is designated and delineated on Muskingum County Plat Book 1, Page 203;

thence along the south line of lands now owned by Muskingum Valley Park District (OR 2714-476) South 87 degrees 34 minutes 56 seconds East 481.54 feet to an axle found, passing a pipe found at 283.46 feet;

thence along the west line of First Parcel of said William Nelson McCoy and Billie L. McCoy, Trustees, South 04 degrees 37 minutes 59 seconds West 239.84 feet to an iron pin found on the north right of way of Forest Avenue extended from Blue Avenue;

thence along said extended north right of way, North 87 degrees 54 minutes 59 seconds West 420.18 feet to an iron pin found on the east line of lands now owned by Twelve Oaks, LLC (OR 2122-201, Second Parcel);

thence along the east line of said Twelve Oaks, LLC North 09 degrees 43 minutes 27 seconds West 247.65 feet to the principal place of beginning, containing 2.494 acres, more or less.

Bearings are based on the Ohio State Plane Coordinate System, North American Datum 1983, South Zone, Grid South, as per GPS observations made June 26, 2015.

This description is written based on field and record data and completed October 7, 2016 by Timothy H. Linn, PS.

OFFICE COPY
NOT RECORDABLE
Timothy H. Linn, PS
Reg. No. 7113

3/29/17
Date

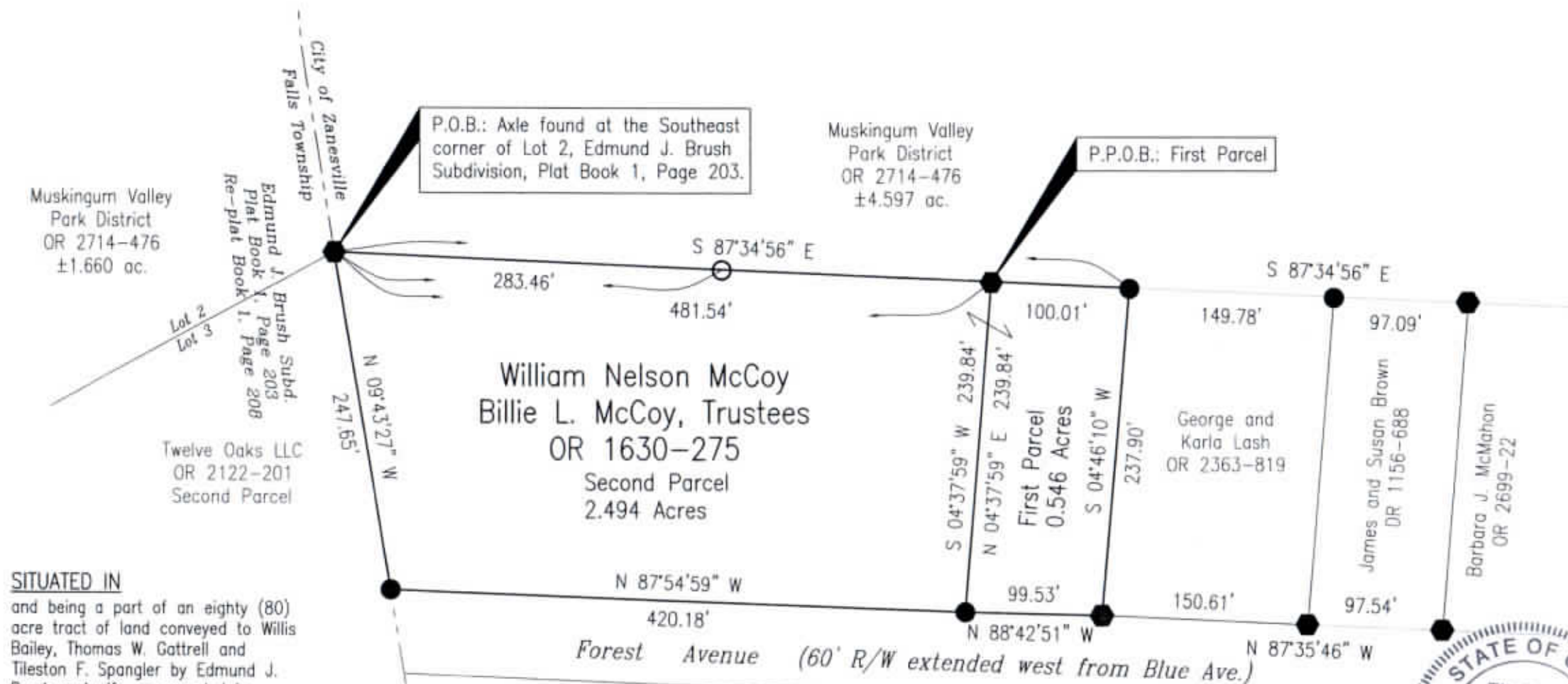


Parcel Numbers:

First Parcel:	All of: 80-84-01-01-11-000	+/- 0.546 acres
Second Parcel:	All of: 80-84-01-01-12-000	+/- 2.494 acres
Total		+/- 3.040 acres

DESCRIPTION
APPROVED
By:

84-01-01-11-000 B
84-01-01-12-000 B



SITUATED IN

and being a part of an eighty (80) acre tract of land conveyed to Willis Bailey, Thomas W. Gattrell and Tileston F. Spangler by Edmund J. Brush and wife as recorded in Muskingum County Deed Book 85, Page 85, formerly in Falls Township, now in the City of Zanesville, County of Muskingum, State of Ohio.

BASIS OF BEARING

Bearings are based on the Ohio State Plane Coordinate System, NAD83, South Zone, Grid South, as per GPS observations made 6/26/15.

PARCEL NO.

All of: 80-84-01-01-11-000 ±0.546 ac.
All of: 80-84-01-01-12-000 ±2.494 ac.

DESCRIPTION
APPROVED

By: Ed Hwiz

LEGEND

- Iron Pin Found
- Axle Found
- Pipe Found



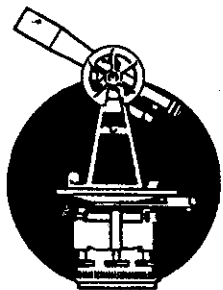
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Timothy A. Linn, PS
Reg. Surveyor No. 7113



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Linn Engineering, Inc. 740-452-7434
Civil Engineering Consultants
P.O. Box 2086 Zanesville, Ohio 43702-2086



SURVEYING & MAPPING

1111 FOREST AVE

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

All of Parcels

#80-84-01-01-11

#80-84-01-01-12

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

Being a part of Quarter Township 4, Township 1, Range 8 bounded and described as follows:

Beginning at an iron pin (axle) found on the north line of Forest Avenue that is north 87 degrees west 542.50 feet from the northwest corner of Blue Avenue and Forest Avenue; thence along the north line of Forest Avenue north 87 degrees west 519.59 feet to an iron pin found; thence north 8 degrees 43 minutes 42 seconds west 242.01 feet to an iron pin found; thence south 86 degrees 59 minutes 26 seconds east 580.40 feet to an iron pin found; thence south 5 degrees 48 minutes 36 seconds west 237.14 feet to the place of beginning, containing two and ninety-nine hundredths (2.99) acres more or less.

This description written from a survey made by L. Peter Dinan, Registered Surveyor #5451, March 12, 2007.

APPROVED FOR CLOSURE

[Signature] 3/12/2007

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NOT RECORDABLE**

EXEMPT FROM
PLANNING COMMISSION

[Signature] 3/12/2007

L. PETER DINAN & ASSOCIATES
27 SOUTH SIXTH STREET
ZANESVILLE, OHIO

ZANESVILLE BOARD OF EDUCATION D.B. 876, P. 193

S. 86° 59' 26" E. 580.40'
480.40'

I.P. END.

N. 8° 43' 42" W. 242.01'
W. OFFINGER

I.P. END.

419.59'

N. 87° 00' 00" W. 519.59'

100.0'

IRON PIN END
LINN SURVEY

S. 5° 48' 36" W. 237.14'

BETTY CULTICE D.B. 570, P. 844

AXLE END

N. 87° 00' 00" W. 542.50'

1" = 60'

WEST LINE BLUE AVE.

BLUE AVE.

APPROVED FOR CLOSURE

[Signature] 3/14/2007

EXEMPT FROM
PLANNING COMMISSION

[Signature] 3/14/2007

2.99 ACRES
FOURTH WARD
CITY OF ZANESVILLE
MUSKINGUM COUNTY
STATE OF OHIO
MARCH 9, 2007

FOREST AVE. 60' R/W

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NOT RECORDABLE

L. PETER DINAN
REGISTERED SURVEYOR # 5451

