

86-31-01-11

1125 BRANDYWINE BLVD



**Linn Engineering, Inc.**

614-452-7434

*Civil Engineering Consultants*

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

DEED DESCRIPTION

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

Being a part of Lot 1 of Heritage Hills as designated and delineated on Muskingum County Plat Book 13 Page 46, beginning at an iron pin set at the southwest corner of said Lot 1, said corner also being the point of intersection of the north line of Brandywine Boulevard and the east line of Maple Avenue; thence along the east line of Maple Avenue North 84 degrees 40 minutes 00 seconds West 322.07 feet to an existing one inch pipe, passing an existing one inch pipe at 50.00 feet and an iron pin set at 237.00 feet; thence along the south line of lands now owned by R. Thomas, Inc. (Deed Record 930, Page 271) South 85 degrees 47 minutes 32 seconds East 438.60 feet to an existing one inch pipe; thence along the west line of lands now owned by Dunzweiler Developers, Inc. (Deed Record 930, Page 278) and the west line of The Plains Condominiums (Plat Book 15, Page 77) South 14 degrees 40 minutes 00 seconds East 322.07 feet to an existing one inch pipe on the north line of Brandywine Boulevard; thence along said north line North 85 degrees 47 minutes 32 seconds West 438.60 feet to the place of beginning, passing an existing one inch pipe at 378.60 feet, containing 3.06 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.

There is EXCEPTED from the above described tract that parcel which was conveyed to the State of Ohio, recorded in Muskingum County Deed Record 763, Page 88 and more particularly described as follows; beginning at an iron pin set on east line of State Route 60 (Maple Avenue), said point being 30.00 feet right of Station 44+59.02 in the centerline of a survey made in 1976 by the Ohio Department of Highways of State Route No. 60, Section 20.29 in Muskingum County, also known as the Zanesville-Dresden Road; thence along said east line to an iron pin set 30.00 feet right of centerline Station 46+46.02; thence northwesterly and perpendicular to said east line to an iron pin set 48.00 feet right of centerline Station 46+46.02; thence southeasterly and parallel to said east line to an iron pin set 48.00 feet right of centerline Station 45+49.86; thence in a southwesterly direction to an iron pin set 36.00 feet right of centerline Station 45+00.10; thence southeasterly and parallel to said east line to an iron pin set 36.00 feet right of 44+59.02; thence southwesterly and perpendicular to said east line 6.00 feet to the place of beginning, containing 0.06 acres more or less.

It is the intention to convey, after considering the above described exception, a net of 3.00 acres.

Bearings are based on the center line of Maple Avenue as North 14 degrees 40 minutes 00 seconds as described in Muskingum County Plat Book 15, Page 92.

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

This description is written based on a survey completed August 22, 1989 by Timothy H. Linn, Reg. No. 7113.

**OFFICE COPY  
NOT RECORDABLE**

Timothy H. Linn  
Reg. No. 7113

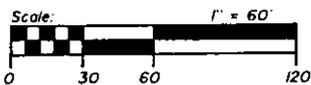
8/24/89  
Date



All of Auditor's Parcel No.: 91-86-31-01-06-000 (3.00 ac)

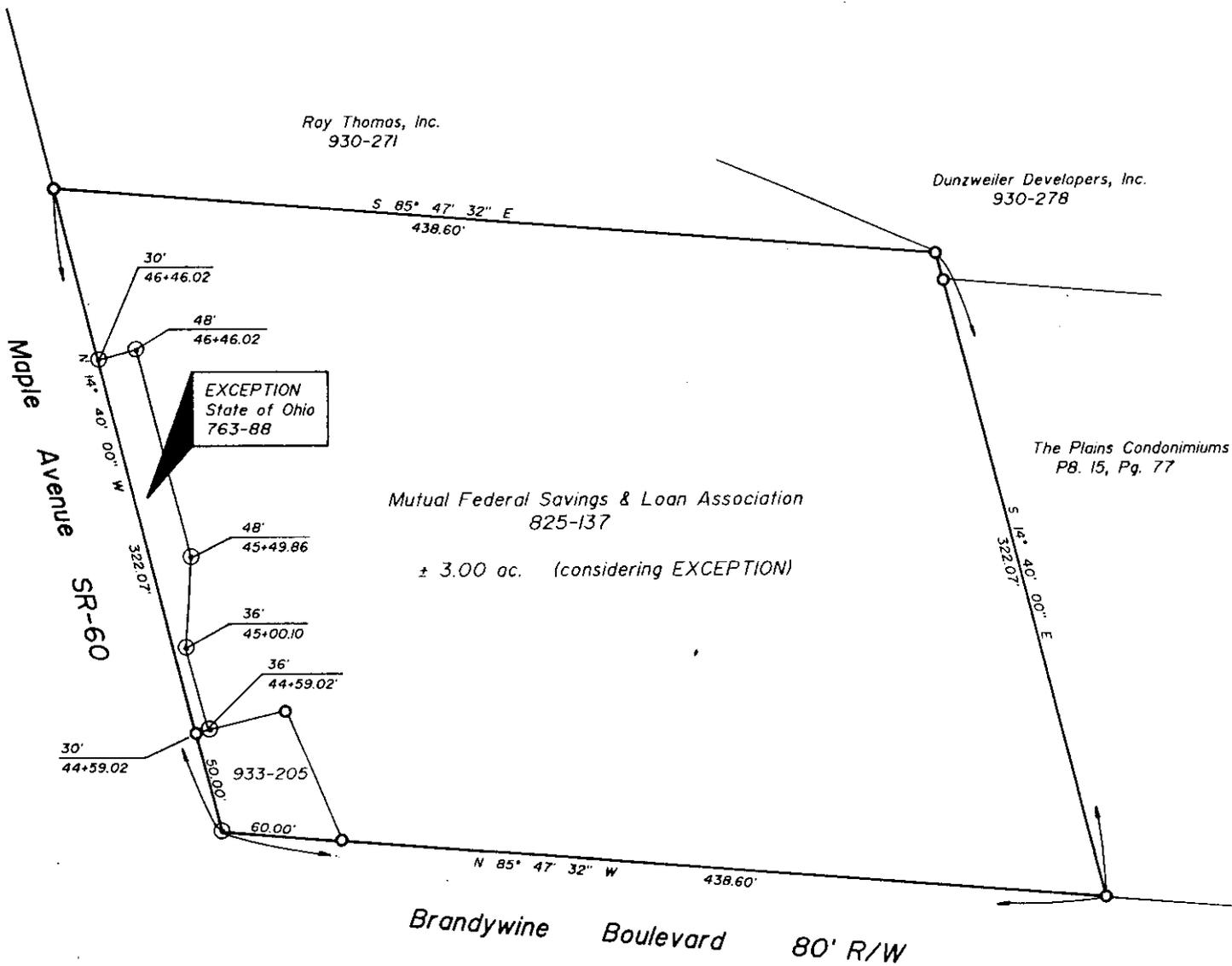
DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY J J Nantz  
8-29-89



**LEGEND**

- 1" Iron Pipe Found
- ⊙ Iron Pin Set, 5/8" rebar



**SITUATED IN AND BEING A PART OF**

Lot 1, Heritage Hills Plot No. 1, City of Zanesville, Muskingum County, Ohio.

**REFERENCES**

- PB. 13, Pg. 46
- PB. 15, Pg. 77
- PB. 15, Pg. 92
- DR 825-137
- DR 933-205
- DR 763-88
- DR 775-198
- DR 826-102
- DR 930-271
- DR 930-278

**BASIS OF BEARINGS**

Bearings based on the centerline of Maple Avenue as described on PB. 15, Pg. 92.

**ALL OF PARCEL NO.**

91-86-31-01-11-000 (± 3.00 ac.)

**OFFICE COPY  
NOT RECORDABLE**

Timothy H. Linn  
Reg. Surveyor No. 7113

8/24/89  
Date



DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY *J. L. Namb*  
8-29-89



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