

17-07-02-02-001  
1195 FAIRVIEW RD



## Linn Engineering, Inc

*Civil Engineering Consultants*

534 Market Street • P.O. Box 2671 • Zanesi

*Ready for  
Court House*

Situated in the State of Ohio, County of Ma \_\_\_\_\_, township of Falls, bounded and described as follows:

Being a Part of Lot 3 of Sibley's Subdivision in the First Quarter of Township One North, Range Eight West, United States Military Lands, and more particularly described as follows:

Beginning for reference at an axle found on the southwest corner of Lot 1 of Fairview Subdivision as designated and delineated on Muskingum County Plat Book 9, Page 1; thence along the west line of said lot, North 00 degrees 00 minutes 00 seconds West 518.41 feet to a point on the centerline of Township Road 309 (Fairview Road); thence along the aforesaid centerline, North 88 degrees 31 minutes 14 seconds West 1460.13 feet a point; thence along the east line of the lands now owned by Mildred R. and Virginia R. Osborn (Deed Record 1077 - 133), North 00 degrees 15 minutes 04 seconds East 911.81 feet to an iron pin set and the principal place of beginning, passing an iron pin found at 30.00 feet; thence continuing along said Osborn's east line, 285.73 feet to an iron pin set; thence South 89 degrees 17 minutes 14 seconds East 830.00 feet to an iron pin set; thence South 00 degrees 15 minutes 04 seconds West 285.73 feet to an iron pin set; thence North 89 degrees 17 minutes 14 seconds West 830.00 feet to the principal place of beginning, containing 5.44 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.

Together with an easement, 20 feet in width, for the purpose of ingress and egress with the limits being 10 feet right and left of the following described centerline:

Beginning for reference at an axle found on the southwest corner of Lot 1 of Fairview Subdivision as designated and delineated on Muskingum County Plat Book 9, Page 1; thence along the west line of said lot North 00 degrees 00 minutes 00 seconds West 518.41 feet to a point on the centerline of Township Road 309 (Fairview Road); thence along the aforesaid centerline, North 88 degrees 31 minutes 14 seconds West 1430.12 feet to a point and the principal place of beginning; thence along the centerline of the said easement, the following five courses: 1) North 24 degrees 44 minutes 49 seconds East 435.37 feet to a point; 2) along a curve to the right, having a radius of 312.97 feet, a central angle of 52 degrees 37 minutes 24 seconds, an arc length of 287.45 feet, subtended by a chord bearing of North 51 degrees 03 minutes 30 seconds East and a chord distance of 277.45 feet to a point; 3) North 77 degrees 22 minutes 12 seconds East 311.96 feet to a point; 4) along a curve to the left, having a radius of 205.19 feet, a central angle of 101 degrees 49 minutes 24 seconds, an arc length of 364.65 feet,

subtended by a chord bearing of North 26 degrees 27 minutes 30 seconds East and a chord distance of 318.53 feet to a point; 5) North 24 degrees 27 minutes 12 seconds West 96.57 feet to a point of terminus.

The intent of this easement and its limits is to intersect with and adjoin to adjacent property lines.

Bearings are based on the west line of Lot 1 of Fairview Subdivision, as designated on Muskingum County Plat Book 9, Page 1.

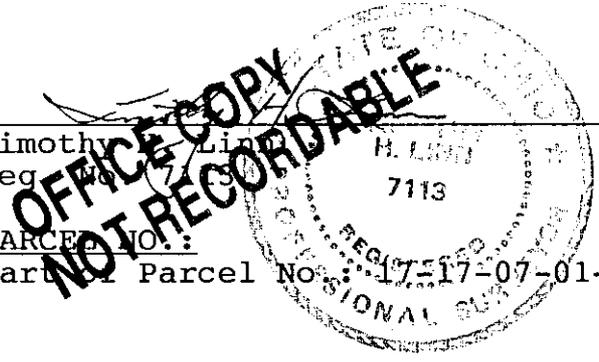
This description is written based on a survey completed October 20, 1993 by Timothy H. Linn, Reg. No. 7113.

Timothy H. Linn  
Reg. No. 7113

11/15/93  
Date

PARCEL NO.:

Part of Parcel No. 17-17-07-01-02-000 (5.44 ac.)



**DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER**

BY *Ad Smith*

11-16-93

IN

Township of Falls, County of Muskingum,  
State of Ohio and being a part of Sibley's  
Lot 3, in the First Quarter of T-1-N, R-8-W.

**BASIS OF BEARING**

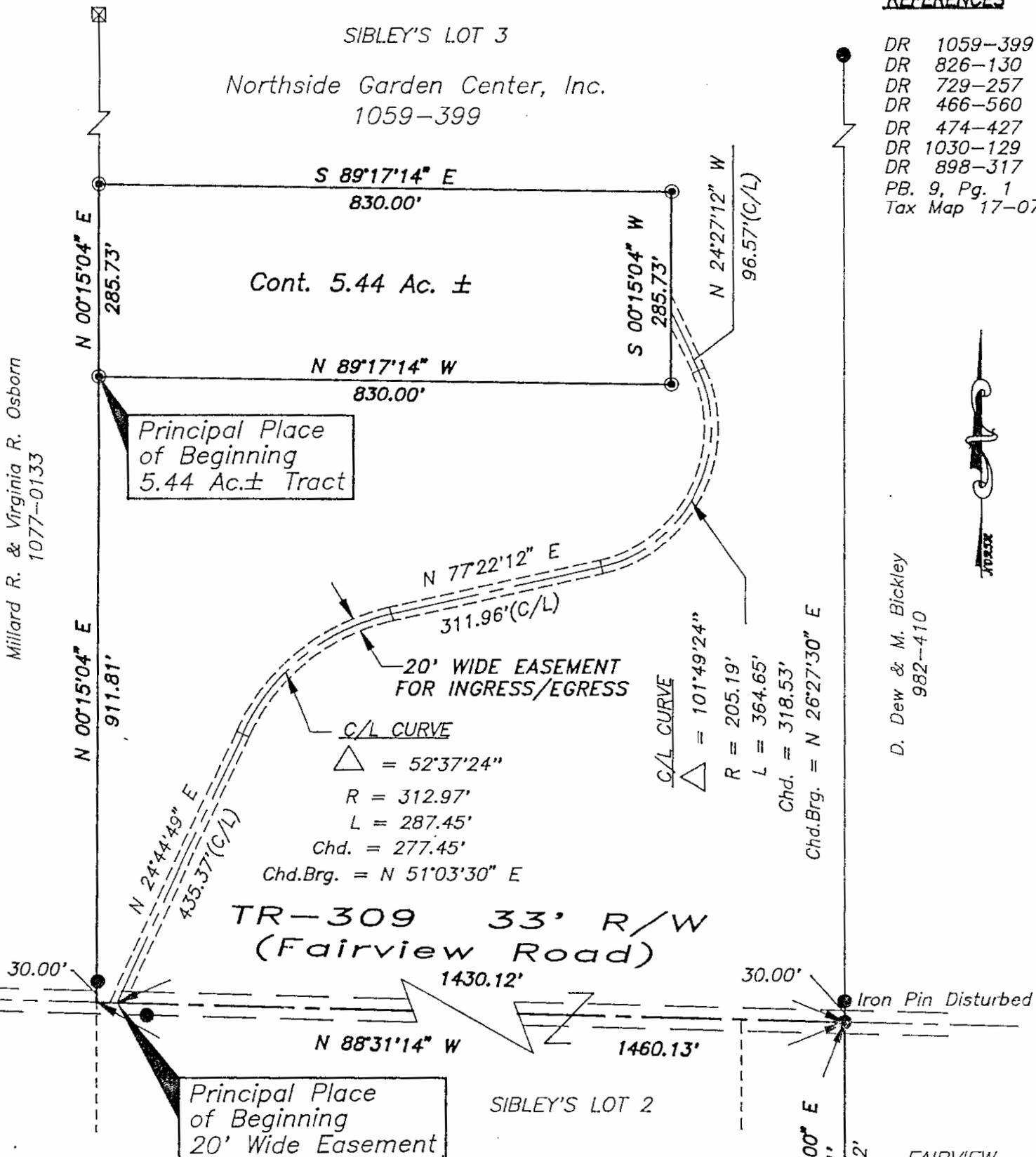
Bearings are based on the west line of Lot 1  
of Fairview Subdivision, as delineated on PB. 9,  
Pg. 1 of the Muskingum County Records.

**PARCEL NO.**

Part of: 17-17-07-01-02-000 (5.44 Ac.±)

**REFERENCES**

- DR 1059-399
- DR 826-130
- DR 729-257
- DR 466-560
- DR 474-427
- DR 1030-129
- DR 898-317
- PB. 9, Pg. 1
- Tax Map 17-07



Millard R. & Virginia R. Osborn  
1077-0133

D. Dew & M. Bickley  
982-410

**OFFICE COPY NOT RECORDABLE**

Linn Engineering, Inc. 614-452-7494  
Civil Engineering Consultants  
P.O. Box 2671 Zanesville, Ohio 43702-2671

11/15/93  
Date