



17-37-02-26-001

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

**Pine Valley, LLC (OR 1993-686)
Split from Lot 198**

Situated in the State of Ohio, County of Muskingum, Township of Falls, bounded and described as follows:

Being a part Lot 198 of Home Acres Allotment as the same is designated and delineated in Muskingum County Plat Book 7, Page 10 and being a part of the lands now owned by Pine Valley, LLC as recorded in Muskingum County Official Record 1993-686, and being more particularly described as follows:

Beginning at an axle found on the northeast corner of Lot 198 of Home Acres Allotment as the same is designated and delineated in Muskingum County Plat Book 7, Page 10;

thence along the common lot line between Lots 197 and 198 of said subdivision, South 00 degrees 20 minutes 22 seconds East 343.86 feet to an iron pin set on the southeast of said Lot 198 and the northeast corner of Lot 143 of said subdivision;

thence along the common line between Lots 143 and 198, South 60 degrees 23 minutes 00 seconds West 44.31 feet to an iron pin set on the common corner of Lots 198 and 199 of said subdivision; thence along the common line between Lots 198 and 199, North 13 degrees 57 minutes 20 seconds West 156.03 feet to an iron pin set;

thence through lands now owned by Pine Valley, LLC (OR 1993-686) the following two courses and distances:

- 1) North 60 degrees 19 minutes 55 seconds East 57.79 feet to an iron pin set;
- 2) North 00 degrees 20 minutes 18 seconds West 171.56 feet to an iron pin set on the south right of way of Grove Road and the north line of said Lot 198;

thence along said line, North 60 degrees 23 minutes 50 seconds East 28.65 feet to the place of beginning;

containing 0.32 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.

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

Bearings are based on the north line of Lots 198 and 199 of Home Acres Allotment as designated and delineated in Muskingum County Plat Book 7, page 10 as bearing South 60 degrees 23 minutes West.

This description is written based on a survey completed December 1, 2005 by Timothy H. Linn, Reg.
No. 7113.

OFFICE COPY
NOT RECORDABLE

Timothy H. Linn
Reg. No. 7113

12/13/05
Date



PARCEL NO.:

Part of Parcel No.: 18-17-37-02-26-000 (0.32 ac.)

APPROVED FOR CLOSURE

THL 12/13/2005

SITUATED IN

The State of Ohio, County of Muskingum
Township of Falls, and being a part of Lot 198
of the Home Acres Allotment, Plat Book 7, Page 10.

P.O.B.
Northeast Corner of
Lot 198 of the Home Acres
Allotment, Plat Book 7, Page 10

Grove Road 50' RW

APPROVED
MINOR LOT SPLIT ONLY
MUSKINGUM COUNTY
PLANNING COMMISSION

[Signature]
12-20-05 *yes*

Pine Valley, LLC
OR 1993-686

Lot 198

FJD Realty, LLC
DR 1145-962

Lot 197

Lot 196

HOME ACRES ALLOTMENT

N60°19'55"E
57.79'

OR 1993-688

Lot 199

±0.32 Acres

Approved For Transfer
No On-Lot Sewage
Date 12-16-2005
Zanesville - Muskingum Co.
Health Department
[Signature]

Lot 5

Grote Family
Limited Partnership II
DR 1059-9

Lot 6

P.B. 7, PG. 10

Lot 7

Pine Valley
Production, Ltd.
DR 1147-98

Lot 8

S60°23'00"W
44.31'

Lot 145

Andrew R. &
Elizabeth L.
Chernick
OR 1868-216

Lot 143

Paul & Velma J.
Beaschler
DR 724-48

Lot 144

Lot 9

LEGEND

- Iron Pin Set, 5/8" rebar
- Pipe Found
- Axle Found
- Z Parcel Number

APPROVED FOR CLOSURE
[Signature] 12/12/05

REFERENCES

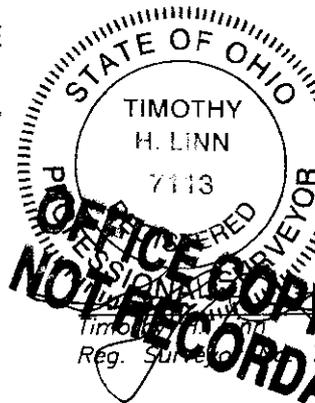
- DR 1059-9
- DR 1147-98
- DR 1145-962
- OR 1993-688
- OR 1993-686
- OR 1868-216
- Map 17-37
- Plat Book 7, Page 10

BASIS OF BEARING

Bearings are based on the north line of Lots 198
and 199, (S 60°23' W), as per Home Acres
Plat Book 7, Page 10.

PARCEL NO.

Part of: 18-17-37-02-26-000(±0.32 ac.)



12/13/05
Date

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

Project No.: 17-37 GARNER



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P.O. Box 2086 Zanesville, Ohio 43702-2086

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