



Linn Engineering, Inc.

Civil Engineering Consultants

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

17-37-02-27-001

Pine Valley, LLC (OR 1993-688) Split from Lot 199

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

Being a part Lot 199 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 1993-688, and being more particularly described as follows:

Beginning for reference 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 198 and 197, South 00 degrees 20 minutes 22 seconds East 343.86 feet to an iron pin set on the northeast corner of Lot 143 and the southeast corner of Lot 198;
thence along the common line between Lots 198 and 143, 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 and the principal place of beginning;
thence continuing along the common lot line between Lots 143 and 199, South 60 degrees 23 minutes 00 seconds West 44.30 feet to an iron pin set on the east line of lands now owned by Pine Valley Production, Ltd. (DR 1147-98) and the southwest corner of said Lot 199;
thence along the said east line of Pine Valley Production lands and the west line of said Lot 199, North 29 degrees 37 minutes 00 seconds West 150.16 feet to an iron pipe found;
thence through lands now owned by Pine Valley, LLC (OR 1993-688), North 60 degrees 19 minutes 55 seconds East 86.42 feet to an iron pin set on the common lot line between Lots 198 and 199;
thence along the said common lot line of Lots 198 and 199, South 13 degrees 57 minutes 20 seconds East 156.03 feet to the principal place of beginning;
containing 0.23 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

Reg. No. 7113

12/13/05
Date



PARCEL NO.:

Part of Parcel No.: 18-17-37-02-27-000 (0.23 ac.)

APPROVED FOR CLOSURE

[Signature] 12/14/2005

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.

Northeast Corner of
Lot 198 of the Home Acres
Allotment, Plat Book 7, Page 10

Grove Road 50' R/W

MINOR LOT SPLIT ONLY
MUSKINGUM COUNTY
PLANNING COMMISSION

12-20-05
FJD Realty, LLC
DR 1145-962

HOME ACRES ALLOTMENT

Pine Valley, LLC
OR 1993-688

OR 1993-686
Lot 198

Lot 197 Lot 196

P.B. 7, PG. 10

Approved For Transfer
No On-Lot Sewage
Date 12-16-2005

Zanesville - Muskingum Co.
Health Department

±0.23 Acres

Pine Valley
Production, Ltd.
DR 1147-98

P.O.B.

Paul & Velma J.
Beaschler
DR 724-48
Lot 144

Andrew R. &
Elizabeth L.
Chernick
OR 1868-216
Lot 143

LEGEND

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

APPROVED FOR CLOSURE

12/22/2005

BASIS OF BEARING

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

PARCEL NO.

Part of: 18-17-37-02-27-000 (±0.23 ac.)

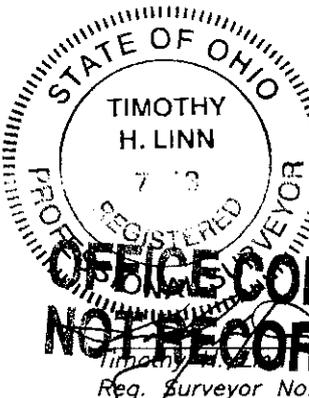
GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

REFERENCES

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



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12/22/05
Date

Project No.: 17-37 GARNER



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