

17-38-01-35-000

**W. Kevin Upton
DR 1080-121
+/-2.104 acre Split**

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

Being a part of the South Half of Quarter Township 2, Township 1, Range 7, United States Military Lands and being a part of lands now owned by W. Kevin Upton as recorded in Muskingum County Deed Record 1080, Page 121, and being more particularly described as follows:

Beginning for reference at an iron pin found on the southeast corner of Lot 3 of J.E. & G.B. Moore Subdivision as designated and delineated on Muskingum County Plat Book 7, Page 60;

thence along lands now owned by Michael Reed (OR 2534-609) the following two courses:

- 1) South 57 degrees 38 minutes 41 seconds West 152.21 feet to an iron pin found;
- 2) North 87 degrees 57 minutes 32 seconds West 162.13 feet to an iron pin found on Reed's southwest corner and Upton's southeast corner and the principal place of beginning;

thence along said Upton the following seven courses:

- 1) North 88 degrees 35 minutes 57 seconds West 295.13 feet to an iron pin found, passing an iron pin found 1.38 feet right at 61.92 feet and an iron pipe found 1.97 feet right at 261.92 feet;
- 2) North 03 degrees 46 minutes 47 seconds East 283.01 feet to an iron pin found;
- 3) South 88 degrees 19 minutes 13 seconds East 95.44 feet to an iron pin found;
- 4) North 02 degrees 46 minutes 28 seconds East 195.93 feet to an iron pin found;
- 5) South 87 degrees 21 minutes 00 seconds East 49.00 feet to an iron pin found;
- 6) South 02 degrees 45 minutes 52 seconds West 195.10 feet to an iron pin found;
- 7) South 88 degrees 19 minutes 13 seconds East 142.21 feet to an iron pin set;

thence through said Upton, South 02 degrees 04 minutes 31 seconds West 105.01 feet to an iron pin set on the north line an existing residential access easement;

thence South 02 degrees 04 minutes 31 seconds West 51.34 feet to an iron pin found on the south line of said existing residential access easement and the northwest corner of said Reed;

thence along Reed's west line South 02 degrees 04 minutes 31 seconds West 125.04 feet to the principal place of beginning, containing 2.104 acres, more or less, subject to all easements and right of ways, written or implied.

Iron pins set are 5/8 inch x 30 inch long rebar with a plastic ID cap.

Bearings are based on Ohio State Plane Coordinate System, NAD 83, South Zone, Grid South, as per GPS observations made on May 12, 2017.

17-38-01-35-000A

This description is written based on a survey completed May 17, 2017 by Timothy H. Linn, Reg. No. 7113.

OFFICE COPY

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

5/25/17
Date



Parcel No.:

Part of: 17-38-01-35-000 +/-2.104 ac.

**DESCRIPTION
APPROVED**

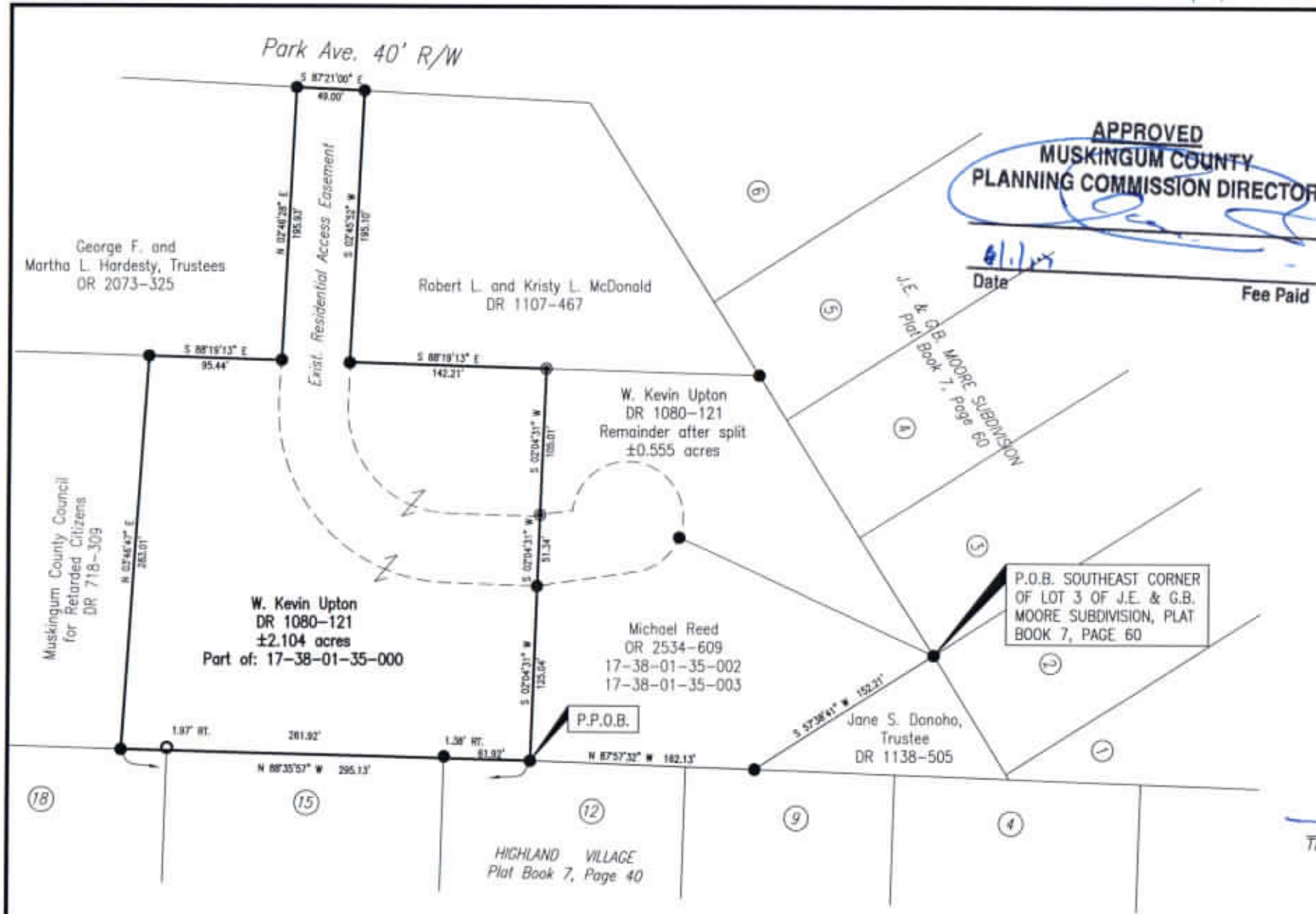
By: 5/30/17

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

6/1/17
Date

Fee Paid

17-38-01-35-000 B



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date 6/1/17

Fee Paid

SITUATED IN

State of Ohio, County of Muskingum, Township of Falls, South Half of Quarter Township 2, T-1, R-7, U.S.M.L.

BASIS OF BEARING

Bearings are based on the Ohio State Plane Coordinate System, NAD83, South Zone, Grid South, as per GPS observations made 5/12/17.

APPROVED
By: [Signature]

PARCEL NO.

Part of: 17-38-01-35-000 ±2.104 ac.

LEGEND

- Iron Pin Set, 5/8" rebar
- Iron Pin Found, 5/8" rebar
- Pipe Found
- P.O.B. Place of Beginning
- P.P.O.B. Principal Place of Beginning



OFFICE COPY
NOT RECORDABLE

Timothy H. Linn, PS

Date 6/25/17



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

17-38-01-35-000

**W. Kevin Upton
DR 1080-121
+/-0.155 acre Cul-de-Sac**

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

Being a part of the South Half of Quarter Township 2, Township 1, Range 7, United States Military Lands and being a part of lands now owned by W. Kevin Upton as recorded in Muskingum County Deed Record 1080, Page 121, and being more particularly described as follows:

Beginning for reference at an iron pin found on the southeast corner of Lot 3 of J.E. & G.B. Moore Subdivision as designated and delineated on Muskingum County Plat Book 7, Page 60;

thence along lands now owned by Wm. W. Kincer and Lori J. Kincer (OR 2788-344) North 65 degrees 17 minutes 49 seconds West 202.17 feet to an iron pin found on the northeast of said Kincer and the perimeter of an existing residential access easement, and the principal place of beginning;

thence along said access easement the following two courses:

- 1) with a curve to the right having a radius of 40.00 feet, an arc length of 41.95 feet, and a chord bearing South 51 degrees 40 minutes 38 seconds West, and a chord length of 40.06 feet;
- 2) South 81 degrees 43 minutes 33 seconds West 71.73 feet to an iron pin found on the east line of lands now owned by Julie Barnhard (OR 2738-835), from which an iron pin found on Barnhard's southeast corner bears South 02 degrees 04 minutes 31 seconds West a distance of 125.04 feet;

thence along Barnhard's east line, North 02 degrees 04 minutes 31 seconds East 51.29 feet to an iron pin found, from which an iron pin found on Barnhard's northeast corner bears North 02 degrees 04 minutes 31 seconds East a distance of 105.01 feet;

thence along lands now owned by W. Kevin Upton and Mary Beth Upton (OR 2738-829) and along the perimeter of said residential access easement the following two courses:

- 1) North 82 degrees 33 minutes 17 seconds East 23.82 feet to a point;
- 2) with a curve to the right having a radius of 40.00 feet, an arc length of 136.31 feet, and a chord bearing South 75 degrees 59 minutes 56 seconds East, and a chord length of 79.29 feet to the principal place of beginning, containing 0.155 acres, more or less, subject to all easements and right of ways, written or implied.

Bearings are based on Ohio State Plane Coordinate System, NAD 83, South Zone, Grid South, as per GPS observations made on May 12, 2017.

This description is written based on a survey completed October 05, 2018 by Timothy H. Linn, Reg. No. 7113.

Timothy H. Linn, PS
Reg. No. 7113

Date 10/8/18



Parcel No. All of: 17-38-01-35-000 +/-0.155 ac.

DESCRIPTION
APPROVED

By: [Signature]

17-38-01-35-000 A

Park Ave. 40' R/W

George F. and
Martha L. Hardesty, Trustees
OR 2073-325

Exist. Residential Access Easement

Robert L. and Kristy L. McDonald
DR 1107-467

S 88°19'13" E 153.55'

W. Kevin Upton
Mary Beth Upton
OR 2738-829
17-38-01-35-004

W. Kevin Upton
DR 1080-121
±0.155 ac.
17-38-01-35-000

P.P.O.B.

Wm. W. Kincer, Jr.
Lori J. Kincer
OR 2788-344
17-38-01-35-002
17-38-01-35-003

Jane S. Donoho,
Trustee
DR 1138-505

N 87°57'32" W 162.13'

HIGHLAND VILLAGE
Plat Book 7, Page 40

C1
R=40.00'
A=41.95'
Ch=S 51°40'38" W
Lc=40.06'

C2
R=40.00'
A=136.31'
Ch=S 75°59'56" E
Lc=79.29'

J.E. & G.B. MOORE SUBDIVISION
Plat Book 7, Page 60

P.O.B. SOUTHEAST CORNER
OF LOT 3 OF J.E. & G.B.
MOORE SUBDIVISION, PLAT
BOOK 7, PAGE 60

SITUATED IN

State of Ohio, County of Muskingum, Township
of Falls, South Half of Quarter Township 2,
T-1, R-7, U.S.M.L.

BASIS OF BEARING

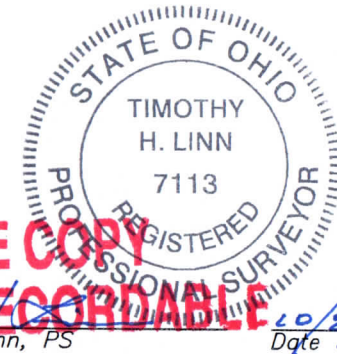
Bearings are based on the Ohio State Plane
Coordinate System, NAD83, South Zone, Grid
South, as per GPS observations made 5/12/17.

PARCEL NO.

All of: 17-38-01-35-000 ±0.155 ac.

LEGEND

- Iron Pin Found, 5/8" rebar
- Pipe Found
- P.O.B. Place of Beginning
- P.P.O.B. Principal Place of Beginning



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NOT RECORDABLE

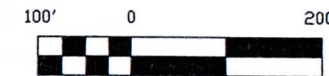
Timothy H. Linn, PS

Date 10/3/18

DESCRIPTION

APPROVED

By: [Signature]



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