

17-38-01-35  
414 PARK AVE



**Linn Engineering, Inc.**

*Civil Engineering Consultants*

614-452-7434

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

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

Being a part of the south half of Quarter Township Two, Township One North, Range Seven West, United States Military Lands, and more particularly described as follows:

Beginning at an iron pin set on the southeast corner of Lot 3 of J.E. and G.B. Moore Subdivision as designated and delineated on Muskingum County Plat Book 7, Page 60; thence along the north line of lands now owned by R. and J. Donoho (Deed Record 1046-330) South 60 degrees 34 minutes 05 seconds West to an iron pin set on the north line of Highland Village as designated and delineated on Muskingum County Plat Book 7, Page 40 and 41; thence along said north line North 85 degrees 16 minutes 32 seconds West 455.84 feet to an iron pin set on the southeast corner of lands now owned by Muskingum County Council for Retarded Citizens (Deed Record 718-309), passing iron pipes found at 50.82 feet, 225.15 feet, and 425.03 feet; thence along the east line of said Muskingum County Council for Retarded Citizens North 06 degrees 10 minutes 07 seconds East 280.23 feet to an iron pin set on the south line of lands now owned by G. Hardesty (Deed Record 1015-222); thence South 85 degrees 26 minutes 57 seconds East 95.71 feet to an iron pin set on Hardesty's southeast corner; thence along Hardesty's east line North 05 degrees 36 minutes 38 seconds East to an iron pin set on the south line of Park Avenue; thence along said south line of Park Avenue South 84 degrees 40 minutes 00 seconds East 49.00 feet to an iron pin set on the northwest corner of lands now owned by K. and M. Gibson (Deed Record 991-141); thence South 05 degrees 37 minutes 06 seconds West 195.70 feet to an iron pin set on Gibson's southwest corner; thence along Gibson's south line South 85 degrees 26 minutes 57 seconds East 295.58 feet to an iron pin set on Gibson's southeast corner; thence along the west line of said J.E. and G.B. Moore Subdivision South 29 degrees 25 minutes 55 seconds East 237.69 feet to the place of beginning, containing 0.53 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.

OFFICE COPY 3.52 ACRES  
NOT RECORDABLE

*Emy Copy*

17-38-01-35 PS

# Know all Men by these Presents

That Walter E. Offinger, Jr. and Sarel Offinger, husband and wife

of Muskingum County, State of Ohio, for valuable consideration paid, grant

with general warranty covenants, to  
Dora Upton  
495 West Highland Drive  
Zanesville, OH 43701

whose tax mailing address is

the following real property:

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

Being part of the South half of Quarter Township 2, Township [REDACTED] Range [REDACTED] and more particularly described as follows:

Beginning at the southwest corner of Lot No. 13 of Moore's Second Addition as recorded in Plat Book 8, page 14; thence S 5 degrees 28 minutes west 165.00 feet to an iron pin; thence south 84 degrees 40 minutes east 935.00 feet to an iron pin on the south line of Park Avenue, said pin being the true place of beginning for the tract herein to be described; thence continuing south 84 degrees 40 minutes east 49.00 feet to an iron pin; thence leaving the south line of Park Avenue, south 5 degrees 28 minutes west 200.00 feet to an iron pin; thence south 84 degrees 40 minutes east 298.56 feet to an iron pin; thence south 29 degrees 14 minutes east 237.69 feet to an iron pin; thence south 60 degrees 46 minutes west 149.31 feet to an iron pin; thence north 85 degrees 00 minutes west 455.84 feet to an iron pin; thence north 5 degrees 28 minutes east 283.10 feet to an iron pin; thence south 84 degrees 40 minutes east 95.71 feet to an iron pin; thence north 5 degrees 28 minutes east 200.00 feet to the place of beginning containing 3.540 acres, more or less.

This description written October 30, 1974, by Raymond M. Roberts, Registered Surveyor No. 5803.

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NOT RECORDABLE**

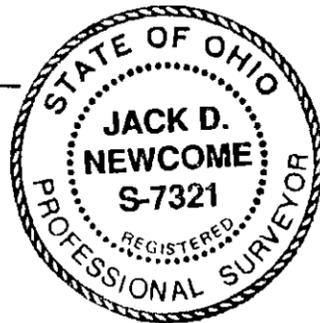
*OK WAD  
2-22-84*

Bearings are based on the south line of Park Avenue as being South 84 degrees 40 minutes 00 seconds East as described in Muskingum County Deed Record 913-99.

This description is written based on a survey completed June 1, 1993 by Jack D. Newcome, Reg. No. 7321.

Jack D. Newcome      06/01/93  
Jack D. Newcome      Date  
Reg. No. 7321

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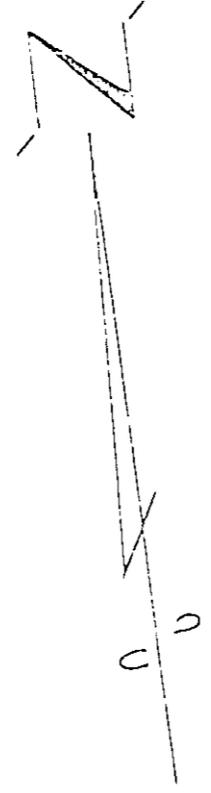


PARCEL NO.:  
All of Parcel No.: 17-17-38-01-35-000 (3.52 ac.)

R. M. Roberts & Assoc.  
1295 KeyRob Drive  
Zanesville, Ohio 43701

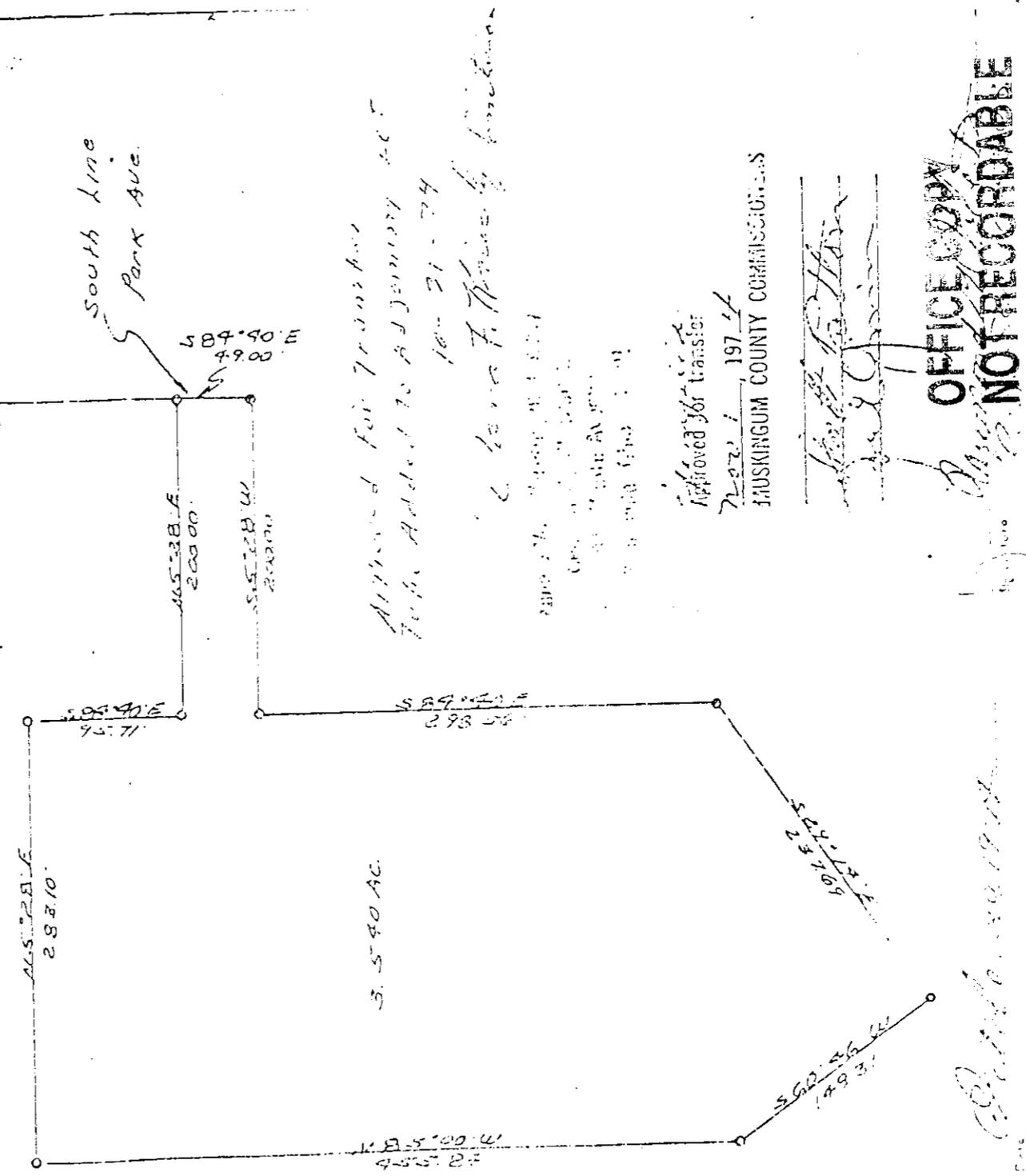
State of Ohio  
Muskingum County  
Falls Township  
South Half Qtr. Twp 2  
Twp. 1, Range 7

- Denotes
- o Iron Pin Set
  - o Iron Pin found



Scale 1" = 100'

#17-03917



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Approved for transfer  
Tract Added to Ad. Jeremy acct  
Jan 21, 1974

Survey by Evidence

Surveyed by  
Checked by  
Approved for transfer

Approved for transfer  
January 1, 1974  
TRUSKINGUM COUNTY COMMISSIONER

*[Handwritten signature]*

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*[Handwritten signature]*

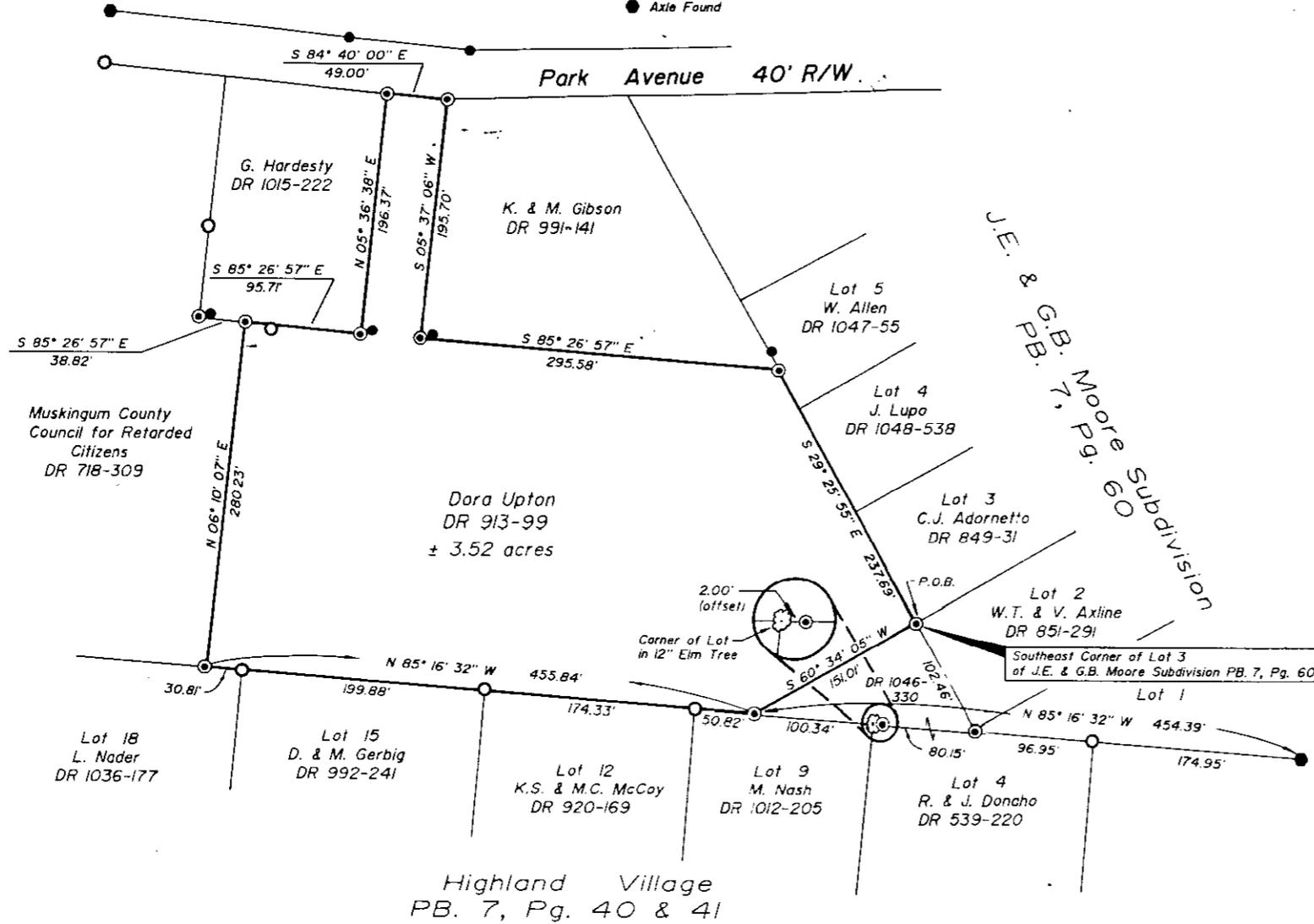


**LEGEND**

- Iron Pin Set, 5/8" rebar 30" Long with plastic I.D. Cap.
- Iron Pipe Found
- Iron Pin Found
- Axle Found

**REFERENCES**

- DR 913-99
- DR 991-141
- DR 1015-222
- DR 718-309
- DR 497-393
- PB. 7, Pg. 40 & 41
- PB. 8, Pg. 14
- PB. 7, Pg. 60



**SITUATED IN**

Being a part of the south half of Quarter Township 2, Township 1 North, Range 7 West, Township of Falls, County of Muskingum, State of Ohio.

**BASIS OF BEARINGS**

Bearings are based on the south line of Park Avenue as being S 84° 40' 00" E as described in DR 913-99.

DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER

BY A. J. Smith  
6-3-93

**PARCEL NO.**

All of: 17-17-38-01-35-000 (± 3.52 acres)

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Reg. Surveyor No. 7321

6-1-93  
Date



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