

KEARNS DEVELOPMENT COMPANY, LTD.
OR 1520-316
Split of +/-5.29 acres

Situated in the State of Ohio, County of Muskingum, City of Zanesville, bounded and described as follows:

Being a part of the Northwest Quarter of Quarter Township 4, Township 1, Range 8, United States Military Lands, also being a part of the lands now owned by Kearns Development Company, Ltd. as the same is recorded in Muskingum County Official Record 1520, Page 316 and being more particularly described as follows:

BEGINNING for reference at an axle found at the northeast corner of Lot 33 of Westgate No. 2 Subdivision as designated and delineated on Muskingum County Plat Book 8, Page 30, said point also being on the current City of Zanesville Corporation line as designated and delineated on Muskingum County Plat Book 17, Page 97;

THENCE along the north line of said subdivision, the current corporation line and the north line of Westgate No. 1 Subdivision as designated and delineated on Muskingum County Plat Book 8, Page 16, North 88 degrees 49 minutes 46 seconds West 2127.90 feet to a point in the centerline of Kearns Drive and the principal place of beginning, passing axles found at 1625.31 feet, and 1677.07 feet, and an iron pipe found at 1875.31 feet, and an iron pin found at 2098.61 feet;

THENCE along the said corporation line the following ten courses:

- 1) South 17 degrees 33 minutes 48 seconds West 146.35 feet;
- 2) South 17 degrees 22 minutes 25 seconds West 132.67 feet;
- 3) South 18 degrees 23 minutes 02 seconds West 109.20 feet;
- 4) South 22 degrees 27 minutes 55 seconds West 75.86 feet;
- 5) South 27 degrees 55 minutes 23 seconds West 95.44 feet;
- 6) South 30 degrees 19 minutes 26 seconds West 106.95 feet;
- 7) South 56 degrees 52 minutes 56 seconds West 6.11 feet;
- 8) South 32 degrees 42 minutes 49 seconds West 16.82 feet;
- 9) South 29 degrees 12 minutes 43 seconds West 309.44 feet to a point in the centerline of State Route 146;
- 10) North 05 degrees 04 minutes 55 seconds East 1050.55 feet along said centerline of State Route 146 to a point on the northeast corner of lands now owned by 3200 NR, LLC (OR 1879-677);

THENCE continuing along said centerline of State Route 146, North 05 degrees 04 minutes 55 seconds East 82.03 feet to centerline station 42+35;

THENCE leaving said centerline of State Route 146, South 85 degrees 00 minutes 12 seconds East 49.88 feet to a point on the east right of way of State Route 146 and the west line of lands now owned by the City of Zanesville (OR 1992-144);

THENCE along said west line of the City of Zanesville's lands, South 05 degrees 06 minutes 12 seconds West 84.70 feet to the northwest corner of lands now owned by the City of Zanesville (OR 2576-177);

THENCE along said City of Zanesville (OR 2576-177) lands the following three courses:

- 1) South 05 degrees 05 minutes 46 seconds West 330.51 feet to a point;
- 2) South 02 degrees 20 minutes 59 seconds West 208.70 feet to an iron pin found;
- 3) North 05 degrees 05 minutes 46 seconds East 558.97 feet to an iron pin found;

THENCE along the south line of said City of Zanesville (OR 1992-144) lands the following six courses:

- 1) a curve to the right having a radius of 25.00 feet, a central angle of 32 degrees 56 minutes 44 seconds and a chord bearing North 74 degrees 42 minutes 02 seconds East 14.18 feet to a point;
- 2) South 88 degrees 49 minutes 36 seconds East 36.27 feet to a point;
- 3) North 01 degrees 10 minutes 24 seconds East 15.00 feet to a point;
- 4) South 88 degrees 49 minutes 36 seconds East 195.00 feet to a point;
- 5) South 01 degrees 10 minutes 24 seconds West 15.00 feet to a point;
- 6) South 88 degrees 49 minutes 36 seconds East 59.53 feet to a point on the centerline of said Kearns Drive;

THENCE along said centerline of Kearns Drive, South 17 degrees 20 minutes 23 seconds West 159.37 feet to the principal place of beginning,

containing 5.29 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.

Bearings are based on Grid North - Ohio South Zone Lambert Projection, derived from GPS Observations of the subject property.

This description is written from record documents and an actual field survey completed August 10, 2017 by Timothy H. Linn, PS.

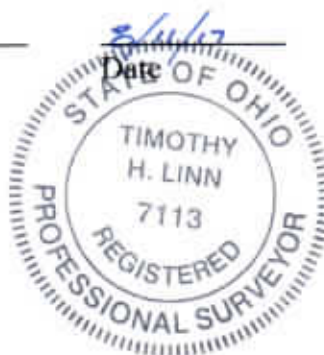
~~OFFICE COPY~~
Timothy H. Linn, PS
Reg. No. 7113

Parcel No.

Outside of road right of way +/- 3.20 ac.

Subject to road right-of-way +/- 2.09 ac.

Part of: 19-17-54-04-03-000 (+/- 5.29 ac.)

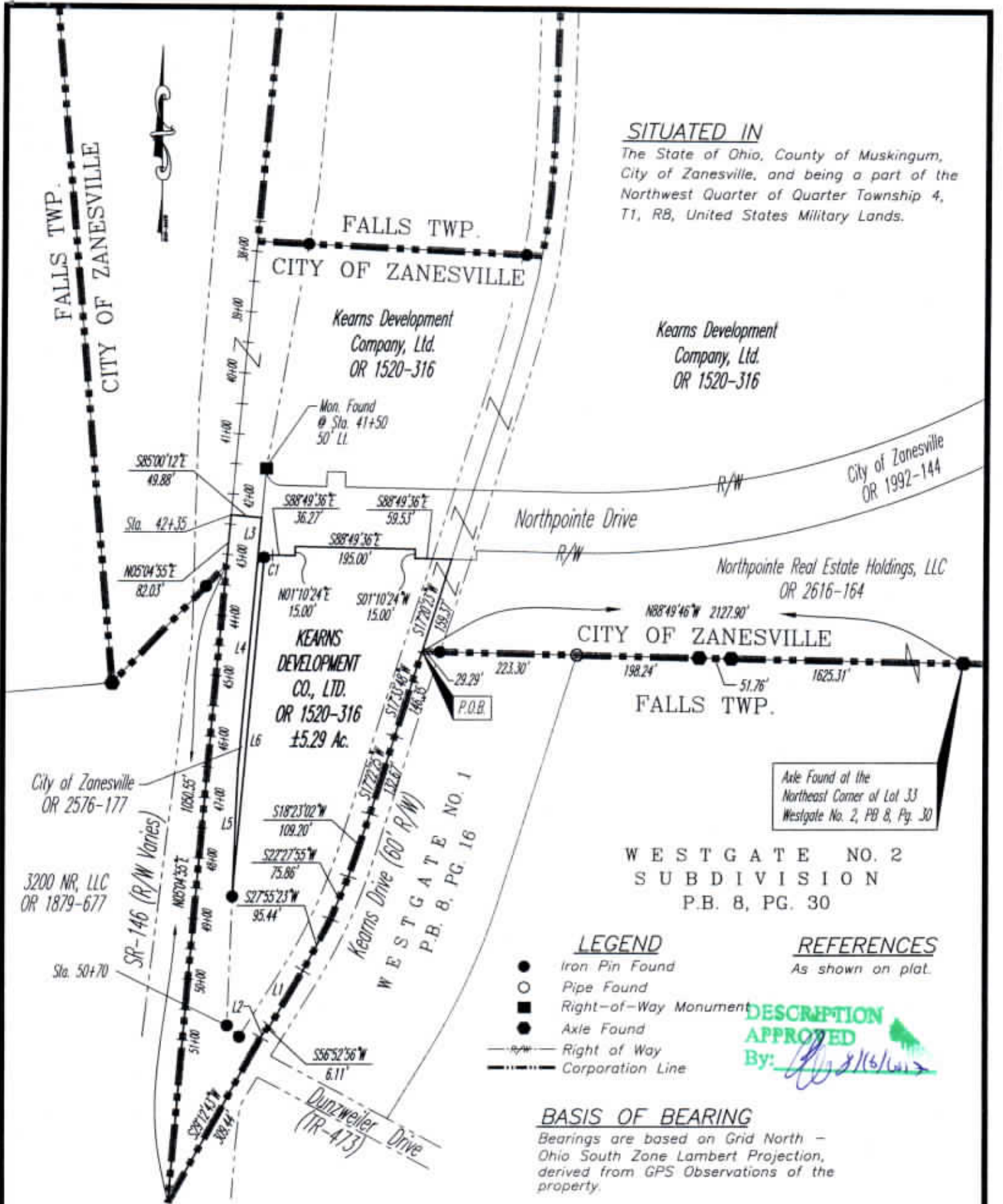


APPROVED BY CITY PLANNING COMMISSION,
ZANESVILLE, OHIO;
NO PLAT REQUIRED

8-19-17

DESCRIPTION
APPROVED

By:



SITUATED IN
The State of Ohio, County of Muskingum,
City of Zanesville, and being a part of the
Northwest Quarter of Quarter Township 4,
T1, R8, United States Military Lands.

Axle Found at the
Northeast Corner of Lot 33
Westgate No. 2, PB 8, Pg. 30

WESTGATE NO. 2
SUBDIVISION
P.B. 8, PG. 30

LEGEND

- Iron Pin Found
- Pipe Found
- Right-of-Way Monument
- Axle Found
- R/W — Right of Way
- — — Corporation Line

REFERENCES

As shown on plat.

DESCRIPTION
APPROVED
By: [Signature] 8/16/12

BASIS OF BEARING

Bearings are based on Grid North -
Ohio South Zone Lambert Projection,
derived from GPS Observations of the
property.

PARCEL NO.

Part of: 17-54-04-03-000 (±5.29 ac.)
Inside public road R/W: 2.09 ac.
Outside public road R/W: 3.20 ac.

CURVE TABLE

| NO. | DELTA | RADIUS | ARC | CHORD | BEARING |
|-----|-----------|--------|--------|--------|-------------|
| C1 | 32°56'44" | 25.00' | 33.55' | 14.18' | N74°42'02"E |

LINE TABLE

| NO. | BEARING | DISTANCE |
|-----|-------------|----------|
| L1 | S30°19'26"W | 106.95' |
| L2 | S32°42'49"W | 16.82' |
| L3 | S05°06'12"W | 84.70' |
| L4 | S05°05'46"W | 330.51' |
| L5 | S02°20'59"W | 208.70' |
| L6 | N05°05'46"E | 558.97' |

APPROVED BY CITY PLANNING COMMISSION,
ZANESVILLE, OHIO;
NO PLAT REQUIRED

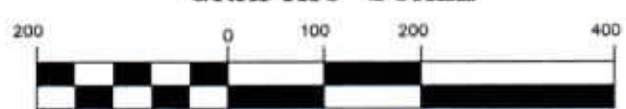
[Signature] 8-19-12

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NOT RECORDABLE

Timothy H. Linn, Registered Professional Surveyor
Reg. Surveyor No. 7113



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

Project No.: 800-102



Linn Engineering, Inc. 740-452-7434
Civil Engineering Consultants
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