



**Linn Engineering, Inc.**

*Civil Engineering Consultants*

740-452-7434 • 1-800-991-7434

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

**KEARNS DEVELOPMENT COMPANY, LTD.**

**Split of Tract One**

**Deed Record 1145-983**

**2.00 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, and also being a part of lands now owned by Kearns Development Company, Ltd. as the same is recorded in Muskingum County Deed Record 1145, Page 983 and being more particularly described as follows:

Beginning an iron pin found on the northwest corner of Lot 1 of Westgate No. 1 Subdivision as designated and delineated on Muskingum County Plat Book 8, Page 16;

thence North 88 degrees 49 minutes 46 seconds West 29.29 feet to a point on the centerline of Kearns Drive;

thence along said centerline North 17 degrees 20 minutes 23 seconds East 159.37 feet to a point on the south right of way of Northpointe Drive;

thence along said south right of way the following four courses:

- 1) South 88 degrees 49 minutes 36 seconds East 40.47 feet to an iron pin set;
- 2) North 01 degrees 10 minutes 24 seconds East 15.00 feet to an iron pin set;
- 3) South 88 degrees 49 minutes 36 seconds East 149.93 feet;
- 4) thence on a curve to the left having a radius of 1482.39 feet, an arc length of 276.99 feet, a chord bearing of North 85 degrees 49 minutes 13 seconds East, and a chord length of 276.59 feet to an iron pin set;

thence through the lands of said Kearns Development Company, Ltd. South 09 degrees 31 minutes 57 seconds East 197.28 feet to an iron pin set on the north line of Lot 16 of Westgate No. 2 Subdivision as designated and delineated on Muskingum County Plat Book 8, Page 30;

thence along the north line of said Westgate No. 2 North 88 degrees 49 minutes 46 seconds West 294.22 feet to an iron pipe found on the northwest corner of Lot 15 of Westgate No. 2, passing an axle found at 44.21 feet on the northwest corner of Lot 16 of Westgate No. 2 and an axle found at 95.97 feet;

thence along the north line said Westgate No. 1 Subdivision North 88 degrees 49 minutes 46 seconds West 223.30 feet to the place of beginning, containing 2.00 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.

DESCRIPTION

APPROVED

By:

*[Signature]*  
8/27/15

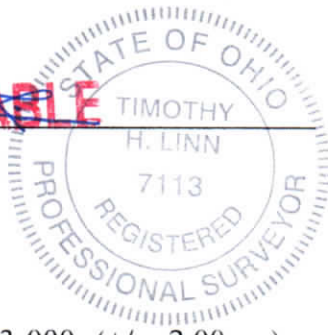
Iron pins set are 5/8 inch diameter by 30 inch long rebar with plastic identification caps.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 as per GPS observations made on October 16, 2014.

This description is written from an actual field survey completed June 22, 2015 by Linn Engineering, Inc.

**OFFICE COPY  
NOT RECORDABLE**

Timothy H. Linn, PS  
Reg. No. 7113



*6/25/15*  
Date

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

*[Signature]* 8-18-15

Parcel No.

Part of: 19-17-54-04-03-000 (+/- 2.00 ac.)

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

*8-18-15*

Kearns Development Company, Ltd.  
DR 1145-983

S 88°49'36" E  
40.47'

NORTHPOINTE DRIVE

S 88°49'36" E  
149.93'

N 01°10'24" E  
15.00'

N 17°20'23" E  
159.37'  
KEARNS DRIVE

N 88°49'46" W  
29.29'

N 88°49'46" W  
223.30'

N 88°49'46" W

294.22'

51.76'

44.21'

S 09°31'57" E  
197.28'

Kearns Development Company, Ltd.  
DR 1145-983

NW corner Lot 1  
Westgate No. 1  
PB 8, Pg 16

NW corner Lot 15  
Westgate #2  
PB 8, Pg 30

NW corner Lot 16  
Westgate #2  
PB 8, Pg 30

WESTGATE NO. 1  
SUBDIVISION  
P.B. 8, PG. 16

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

H. LINN  
7113

LEGEND

● IRON PIN SET, 5/8" REBAR  
● IRON PIN FOUND  
○ PIPE FOUND  
● AXLE FOUND  
--- RIGHT OF WAY  
— PROPERTY LINE  
— PROPERTY HOOK

BASIS OF BEARING

BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE  
SYSTEM, SOUTH ZONE, NAD83, GRID NORTH, AS PER  
OBSERVATION.

SITUATED IN

THE STATE OF OHIO, COUNTY OF MUSKINGUM, FALLS TOWNSHIP  
TO THE CITY OF ZANESVILLE, THE NORTHWEST QUARTER OF  
QUARTER TOWNSHIP 4, T-1, R-8.

PARCEL NO.

Part of: 19-17-54-04-03-000 (±2.00 AC.)

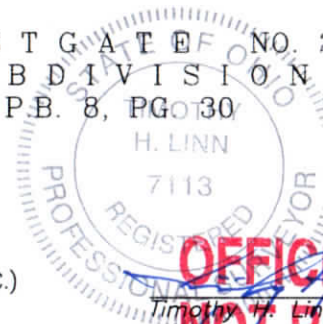
REFERENCES

DR 1145-983  
PB 8, PG 30  
PB 8, PG 16

R=1482.39'  
A=276.99'  
Δ=10°42'21"  
Ch=N 85°49'13" E  
Lc=276.59'

DESCRIPTION  
APPROVED

By: *D.P. Linn*  
8/27/15

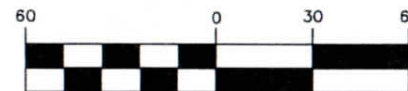


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NOT RECORDABLE

Timothy H. Linn  
Reg. Surveyor No. 7113

*6/25/15*  
Date

Project No.: NHRE-1527 SPLIT



1 inch = 60 ft.



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