

KEARNS DEVELOPMENT COMPANY, LTD.
Split of First Parcel
Deed Record 1145-983
2.450 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 as First Parcel in Muskingum County Deed Record 1145, Page 983 and being more particularly described as follows:

Beginning at an axle found on the northeast corner of Lot 24 of Westgate No. 2 Subdivision as designated and delineated on Muskingum County Plat Book 8, Page 30;

thence along the north line of said Lot 24, North 88 degrees 49 minutes 46 seconds West 50.11 feet to an iron pin set;

thence through lands now owned by said Kearns Development Company, Ltd. (DR 1145-983, First Parcel), North 23 degrees 59 minutes 26 seconds West 375.82 feet to a point on the south right of way of Northpointe Drive;

thence along said right of way of Northpointe Drive on a curve to the left having a radius of 1482.39 feet, an arc length of 261.89 feet, a chord bearing of North 58 degrees 13 minutes 35 seconds East 261.55 feet to a point;

thence through said Kearns Development lands the following two courses:

- 1) South 36 degrees 16 minutes 15 seconds East 126.20 feet to an iron pin set;
- 2) South 07 degrees 45 minutes 06 seconds East 386.88 feet to an iron pin set on the north line of Lot 26 of said Westgate No. 2 Subdivision;

thence along said north line of Westgate No. 2 Subdivision, North 88 degrees 49 minutes 46 seconds West 146.33 feet to the place of beginning, passing a disturbed axle found 0.94 feet left at 35.65 feet; containing 2.450 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 with plastic identification caps.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 as per GPS observations made on November 09, 2018.

This description is written from an actual field survey completed November 20, 2018 by Linn Engineering, Inc.

OFFICE COPY
NOT RECORDABLE
Timothy H. Linn, P.S., Reg. No. 7113

11/20/18
Date



Parcel No.: Part of: 17-54-04-03-000 (+/- 2.450 ac.)

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

William R. Arnett 1/22/2019

DESCRIPTION
APPROVED

By: 11/26/18

City of Zanesville
OR 1992-144
NORTHPOINTE DRIVE

R=1482.39'
A=261.89'
Ch=N 58°13'35" E
Lc=261.55'

APPROVED BY CITY PLANNING COMMISSION,
ZANESVILLE, OHIO;
NO PLAT REQUIRED
William A. Cant 1/22/2019

Kearns Development
Company, Ltd.
DR 1145-983
First Parcel

Kearns Development Company, Ltd.
DR 1145-983
First Parcel

Part of: 17-54-04-03-000
±2.450 ac.

DESCRIPTION
APPROVED

By: *11/26/18*

Kearns Development
Company, Ltd.
DR 1145-983
First Parcel

CITY OF ZANESVILLE
FALLS TWP.

Robert A. & Melissa
Paap
DR 1153-642

Xin Li
OR 2429-219

N 88°49'46" W 196.44'
110.68'

Brian W. & Patricia L.
Wagner
OR 2544-207

Rise Jean Roach
OR 2384-812

P.O.B.: Axle Found at the
Northeast Corner of Lot 24
Westgate No. 2, PB 8, Pg. 30

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

SITUATED IN

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.

REFERENCES

As shown on Plat.

LEGEND

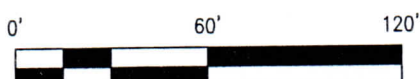
- Iron Pin Set, 5/8" rebar
- Axle Found
- P.O.B. Place of Beginning

BASIS OF BEARING

Bearings are based on the Ohio State
Plane Coordinate System, NAD83, South
Zone, Grid South, as per GPS
observations made 11/09/18.

PARCEL NO.

Part of: 17-54-04-03-000 ± 2.450 ac.



OFFICE COPY
NOT RECORDABLE
DATE 11/20/18
TIMOTHY H. LINN, P.S.
REG. SURVEYOR NO. 7113



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