



Linn Engineering, Inc.

Civil Engineering Consultants

740-452-7434 • 1-800-991-7434 • FAX 740-452-5198

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

Vandenberg - Plat 23

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

Being a part of lands now owned by L. Vandenberg (DR 1093-337) and being more particularly bounded and described as follows:

Beginning for reference at an iron pipe found on the northeast corner of Lot 3 of Edmund Brush Subdivision as designated and delineated on Muskingum County Plat Book 1, Page 208; thence along the south line of lands now owned by Zanesville Board of Education (DR 876-193) South 60 degrees 46 minutes 36 seconds West for a distance of 280.50 feet to an iron pin to be set after construction on the northwest corner of lands now owned by Sarel Offinger (DR 1101-113), passing iron pins set at 203.88 feet and 231.50 feet; thence along said Offinger's west line the following two courses:

- 1) South 13 degrees 10 minutes 23 seconds East for a distance of 36.40 feet to an iron pin found;
- 2) South 20 degrees 33 minutes 06 seconds East for a distance of 48.85 feet to an iron pin to be set after construction and the principal place of beginning;

thence continuing along said Offinger's west line South 17 degrees 25 minutes 05 seconds West for a distance of 123.23 feet to an iron pin to be set after construction;

thence through lands now owned by L. Vandenberg (DR 1093-337) North 09 degrees 35 minutes 04 seconds East for a distance of 98.89 feet to an iron pin to be set after construction on the south line of lands now owned by N. and A. Sheets (DR 1129-539);

thence along said Sheets' south line North 45 degrees 30 minutes 03 seconds East for a distance of 28.63 feet to the principal place of beginning;

containing 0.02 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.

Bearings are based on NAD 83, South Zone, Ohio State Plane Coordinate System, as per GPS Observations of Muskingum County GPS Monuments.

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

This description is written from a survey completed on May 8, 2003 by Jack D. Newcome, Reg. No. 7321.

**OFFICE COPY
NOT RECORDABLE**

Jack D. Newcome _____ Date _____
Reg. No. 7321

DESCRIPTION APPROVED
FOR RECORDS TRANSFER
BY *[Signature]*
9-22-2003

Parcel No.: Part of: 17-17-79-01-13-000 (0.02 ac.)

SNR

SITUATED IN

The State of Ohio, County of Muskingum Township of Falls, and being a part of Lot 3 of Edmund Brush's Subdivision.

Eden Group Ltd.
c/o Trent Ankrum
DR 1088-156

City of Zanesville
Falls Township

A. Rizzi
DR 1129-470

Zanesville Board of Education
DR 876-193
Tract One

William H. Barker, Trustee
OR 1654-320

CENTERLINE
JOE'S RUN

Iron Pipe Found at the
Northeast Corner of Lot No. 3
of the Edmund Brush Subdivision.
Plat Book 1, Page 208.

Beitzel Family
Limited Partnership
DR 1125-794

LEGEND

- Iron Pin to be set after construction.
- Iron Pin Found
- Pipe Found
- Axle Found

C. Cassman & S. Lowe
DR 1157-87
M. & A. Sheets
DR 1129-539

Sarel Offinger
DR 1101-113

L. Vandenberg
DR 1093-337
±0.02 Acres

City of Zanesville
DR 1093-337

Beitzel Family
Limited Partnership
DR 1125-794

REFERENCES

- DR 1125-794
- DR 1101-112
- DR 876-193
- DR 1157-87
- DR 1129-539
- DR 1093-337
- DR 249-367
- Plat Book 1, Page 208

DESCRIPTION APPROVED
FOR ALLOTMENT'S TRANSFER
BY

9-22-2003

PARCEL NO.

Part of: 17-17-79-01-13-000 (±0.02 ac.)

BASIS OF BEARING

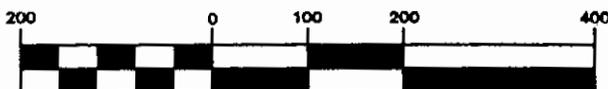
Bearings are based on NAD 83, South Zone, Ohio State Plane Coordinate System, as per GPS Observations of Muskingum County GPS Monuments.

**OFFICE COPY
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Jack D. Newcome
Reg. Surveyor No. 7321

Date

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

Project No.: MVPD-368

PLAT 23



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