



Linn Engineering, Inc.

Civil Engineering Consultants

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West Muskingum Local School District 4.03 Acre Split of Former Denman Property

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

Being part of the lands now owned by West Muskingum Local School District Board of Education as the same is recorded in Muskingum County Official Record 1731, Page 5 and located in the south half of the Third Quarter Township, Township 1, Range 8, United States Military Lands, and being more particularly described as follows:

Beginning for reference at an iron pin found at the southwest corner of Lot 2 of Monroe and Duncan's Subdivision of the South Half of Quarter Township 3;
thence along the south line of said Lot 2 of Monroe and Duncan's Subdivision and through lands now owned by West Muskingum Local School District Board of Education (OR 1731-05) South 88 degrees 29 minutes 00 seconds East 483.30 feet to an iron pin found on the northwest corner of lands now owned by R. and J. Foit (DR 1128-781), passing an iron pin found at 16.90;
thence along said Foit's west line South 01 degrees 42 minutes 59 seconds West 1099.39 feet to a point, passing iron pins found at 434.36 feet and 1025.81 feet;
thence through said West Muskingum Local School District Board of Education lands, North 88 degrees 17 minutes 01 seconds West 10.00 feet to an iron pin set and the principal place of beginning;
thence continuing through said West Muskingum Local School District Board of Education lands South 01 degrees 42 minutes 52 seconds West 336.48 feet to the centerline of US 40 (West Pike), passing an iron pin set at 294.48 feet;
thence along the centerline of said US 40 South 83 degrees 05 minutes 51 seconds West 498.24 feet to a point;
thence through said West Muskingum Local School District Board of Education lands the following two courses:
1) North 01 degrees 53 minutes 09 seconds East 376.29 feet to an iron pin set, passing an iron pin found at 38.30 feet on the north right-of-way of said US 40
2) North 87 degrees 39 minutes 34 seconds East 492.72 feet to the principal place of beginning;
containing 4.03 acres more or less, subject to all legal road right of ways and applicable easements, written or implied.

The above described property is subject to the following ENCUMBERING EASEMENT for the purposes of ingress and egress to utilities, and being more particularly described as follows:

Being a 40 foot wide strip along the west line of the above described 4.03 acre tract.

Bearings are based on NAD 1983, Ohio State Plane Coordinate Systems, South Zone.

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

This description is written from an actual field survey completed September 9, 2006 by Timothy H. Linn, Reg. No. 7113.

OFFICE COPY

Timothy H. Linn, Reg. No. 7113

NOT RECORDABLE

Date

Parcel No.

Part of: 17-17-82-02-12-000 (\pm 4.03 ac.)

APPROVED FOR CLOSURE

T. Linn 9/20/2006

LEGEND

- Iron Pin Set, 5/8" rebar
- Iron Pin Found
- Z Property Hook

Lot 2

S88°29'00"E 483.30'

South Line of Monroe and Duncan's Subdivision

North Line of Williams Subdivision

16.90'

466.40'

J. & V. Unger
DR 783-91

434.36'

Iron Pin Found at the southwest corner
of Lot 2 of Monroe and Duncan's Subdivision
of the South Half of Quarter Township 3, T. 3 R. 8

Approved For Transfer

On-Lot Sewage O.K.

Date 9/13/06

Zanesville - Muskingum Co.
Health Department

SITUATED IN

The State of Ohio, County of Muskingum
Township of Falls, and being a part of
the South Half of Quarter Township 3,
T1, R8, United States Military Lands.

BASIS OF BEARING

Bearings are based on NAD 1983, Ohio State
Plane Coordinate System, South Zone.

REFERENCES

- DR 783-91
- DR 1112-306
- DR 1128-781
- OR 1731-5
- Tax Map 17-82

West Muskingum Local
School District
Board of Education
OR 1731-5

Lot 3

N87°39'34"E

492.72'

S01°42'59"W 1099.39'

591.45'

R. & J. Foit
DR 1128-781

West Muskingum Local
School District
Board of Education
OR 1805-227

N01°53'09"E 376.29'

337.99'

40' Wide
Utility Easement

±4.03 Acres

MINOR LOT SPLIT ONLY
MUSKINGUM COUNTY
PLANNING COMMISSION

D. A. Swickard
9/20/2006 yes 4/27/2006

R/W

P.O.B.

73.58'

N88°17'01"W
10.00'

L.H. & M. Arnold
DR 571-143

S01°42'52"W 336.48'

294.48'

42.00'

R/W

S83°05'51"W
498.24'

WEST PIKE

(U.S. 40)

APPROVED FOR CLOSURE

**OFFICE COPY
NOT RECORDABLE**

Timothy H. Linn
Reg. Surveyor No. 7113

Date

PARCEL NO.

Part of: 17-17-82-02-12-000 (±4.03 Ac.)

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

Project No.: WM-390



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