

17-92-01-74-000



Linn Engineering, Inc.

Civil Engineering Consultants

740-452-7434 • 1-800-991-7434

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

**Leoma Quinn
Deed Record 964-120, Exhibit "A"
1.943 acres**

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

Being a part of Quarter Township 3, T-1, R-8, of the United States Military Lands and being part of the lands now owned by Leoma Quinn as the same is recorded in Muskingum County Deed Record 964-120, Exhibit "A", and being more particularly described as follows:

Beginning for reference at the Northeast corner of Lot 44 of Westwood Hills Subdivision as the same is designated and delineated in Muskingum County Plat Book 13, Page 19 and now owned by Ohio Rural Water Association (OR 1902-754);

thence along the north line of said Lot 44, South 78 degrees 16 minutes 57 seconds West 20.00 feet to an iron pin found on the west right of way of Whites Road (TR-144) and the southeast corner of Lot 6 of Hills and Dales Estates as the same is designated and delineated on Muskingum County Plat Book 7, Page 5 and the southeast corner of lands now owned by said Leoma Quinn (DR 964-120, Exhibit A);

thence along said Quinn's east line, North 03 degrees 33 minutes 26 seconds East 33.61 feet to an iron pin set and the principal place of beginning;

thence through said Quinn's lands the following seven courses:

- 1) South 55 degrees 46 minutes 06 seconds West 26.66 feet to an iron pin set;
- 2) South 75 degrees 55 minutes 41 seconds West 120.33 feet to an iron pin set;
- 3) North 09 degrees 35 minutes 01 seconds West 84.22 feet to an iron pin set;
- 4) South 78 degrees 37 minutes 08 seconds West 125.68 feet to an iron pin set;
- 5) North 20 degrees 14 minutes 33 seconds West 63.71 feet to a point;
- 6) South 80 degrees 36 minutes 18 seconds West 45.66 feet to an iron pin set;
- 7) North 13 degrees 59 minutes 06 seconds West 130.20 feet to a point on the former low water mark of Timber Run creek, passing the north line of Lot 5 of Hills and Dales Estates as the same is designated and delineated on Muskingum County Plat Book 7, Page 5, at 87.99 feet;

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thence along the said former low water mark of said creek the following twelve courses:

- 1) North 39 degrees 52 minutes 19 seconds East 21.10 feet to a point;
- 2) North 49 degrees 38 minutes 34 seconds East 7.03 feet to a point;
- 3) South 61 degrees 29 minutes 01 seconds East 5.16 feet to a point;
- 4) North 49 degrees 19 minutes 39 seconds East 20.21 feet to a point;
- 5) North 29 degrees 46 minutes 06 seconds West 9.61 feet to a point, from which an iron pin found bears North 23 degrees 56 minutes 41 seconds West 0.35 feet;
- 6) North 61 degrees 54 minutes 04 seconds East 2.96 feet to an iron pin found;
- 7) South 30 degrees 38 minutes 06 seconds East 9.26 feet to a point;
- 8) North 57 degrees 53 minutes 49 seconds East 18.05 feet to a point;
- 9) South 32 degrees 06 minutes 11 seconds East 4.00 feet to a point;
- 10) North 53 degrees 13 minutes 09 seconds East 30.48 feet to a point;
- 11) North 81 degrees 47 minutes 04 seconds East 22.50 feet to a point;
- 12) North 70 degrees 00 minutes 34 seconds East 9.32 feet to a point on the west line of lands now owned by Donald L. and Cathy A. Denman (DR 1136-812);

thence along said Denman's west line, South 01 degrees 26 minutes 37 seconds West 65.40 feet to a point on Denman's southwest corner and the north line of said Lot 5;

thence along said north line of Lot 5, North 68 degrees 48 minutes 41 seconds East 301.67 feet to a point on the northeast corner of said Lot 5 and the said west right of way of Whites Road;

thence along said right of way of Whites Road, South 03 degrees 39 minutes 48 seconds West 301.00 feet to the principal place of beginning;

containing 1.943 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, NAD83, South Zone, Grid South, as per GPS observations made on February 28, 2017.

This description is written based on a survey completed March 13, 2017 by Timothy H. Linn, Reg. No. 7113.

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

5/10/17
Date

~~NOT RECORDABLE~~



Being all of the following parcels after a 2.375 acre split out of Parcel 17-92-01-74-000, Deed Record 964-120, Exhibit "A".

PARCEL NO.:

All of: 17-92-01-74-000 1.786 ac.

All of: 17-92-01-75-000 0.157 ac.

Total: 1.943 ac.

DESCRIPTION

APPROVED

By:

[Signature]

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SITUATED IN

State of Ohio, County of Muskingum, Township
of Falls, Quarter Twp 3, T-1, R-8, U.S.M.L.

BASIS OF BEARING

Bearings are based on the Ohio State Plane Coordinate System, NAD83, South Zone, Grid South, as per GPS observations made 2/28/17.

REFERENCES

As shown on Plat.

PARCEL NO.

All of: 17-92-01-74-000	±1.786 ac.
All of: 17-92-01-75-000	±0.157 ac.
Total	±1.943

LEGEND

- | | |
|----------|------------------------------|
| ⊙ | Iron Pin Set, 5/8" rebar |
| ● | Iron Pin Found, 5/8" rebar |
| ○ | Pipe Found |
| P.O.B. | Place of Beginning |
| P.P.O.B. | Principal Place of Beginning |

POB: POINT ON THE NORTHEAST CORNER OF LOT 44, WESTWOOD HILLS SUBDIVISION PLAT BOOK 13, PAGE 19, QUARTER TWP. J, T-1, R-8, U.S.M.L., FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO.



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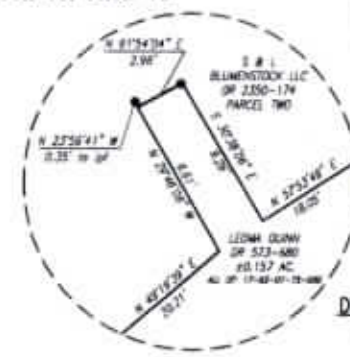
Timothy H. Linn, PS

Date / /

DESCRIPTION
APPROVED

By: [Signature] 5/26/2017

LINE	BEARING	DISTANCE
L1	N 39°52'19" E	21.10'
L2	N 49°38'34" E	7.03'
L3	S 61°29'01" E	5.16'
L4	N 49°19'39" E	20.21'
L5	N 29°46'06" W	9.61'
L6	N 61°54'04" E	2.96'
L7	S 30°38'06" E	9.26'
L8	N 57°53'49" E	18.05'
L9	S 32°06'11" E	4.00'
L10	N 53°13'09" E	30.48'
L11	N 81°47'04" E	22.50'
L12	N 70°00'34" E	9.32'



DETAIL "A"
N.T.S.



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Ingress/Egress Easement

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

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Beginning for reference at the Northeast corner of Lot 44 of Westwood Hills Subdivision as the same is designated and delineated in Muskingum County Plat Book 13, Page 19 and now owned by Ohio Rural Water Association (OR 1902-754);

thence along the north line of said Lot 44, South 78 degrees 16 minutes 57 seconds West 20.00 feet to an iron pin found on the west right of way of Whites Road (TR-144) and the southeast corner of Lot 6 of Hills and Dales Estates as the same is designated and delineated on Muskingum County Plat Book 7, Page 5, and being the principal place of beginning;

thence continuing along said north line of said Lot 44 of said Westwood Hills Subdivision, South 78 degrees 16 minutes 57 seconds West 197.90 feet to a point;

thence through said Quinn's lands the following ten courses

- 1) North 68 degrees 16 minutes 27 seconds West 92.11 feet to a point;
- 2) North 13 degrees 35 minutes 13 seconds West 94.85 feet to a point;
- 3) South 80 degrees 36 minutes 18 seconds West 36.61 feet to a point;
- 4) North 09 degrees 23 minutes 42 seconds West 20.00 feet to a iron pin set;
- 5) North 80 degrees 36 minutes 18 seconds East 45.66 feet to a point;
- 6) South 20 degrees 14 minutes 33 seconds East 63.71 feet to a iron pin set;
- 7) North 78 degrees 37 minutes 08 seconds East 125.68 feet to a iron pin set;
- 8) South 09 degrees 35 minutes 01 seconds East 84.22 feet to a iron pin set;
- 9) North 75 degrees 55 minutes 41 seconds East 120.33 feet to a iron pin set;
- 10) North 55 degrees 46 minutes 06 seconds East 26.66 feet to a iron pin set on said west right of way of Whites Road and the east line of said Lot 6 of Hills and Dales Estates;

thence along said right of way of Whites Road, South 03 degrees 33 minutes 26 seconds West 33.61 feet to the principal place of beginning;

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containing 0.387 acres more or less, subject to all legal road right of ways and applicable easements, written or implied.

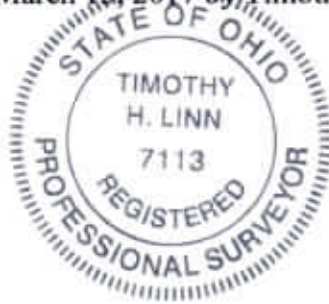
Iron pins set are 5/8 inch diameter by 30 inch long rebar with plastic identification caps.

Bearings are based on the Ohio State Plane Coordinate System, NAD83, South Zone, Grid South, as per GPS observations made on February 28, 2017.

This description is written based on a survey completed March 13, 2017 by Timothy H. Linn, Reg. No. 7113.


Timothy H. Linn
Reg. No. 7113

5/10/17
Date



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17-92-0174-000 E

EASEMENT**SITUATED IN**

State of Ohio, County of Muskingum, Township of Falls, Quarter Twp 3, T-1, R-8, U.S.M.L.

BASIS OF BEARING

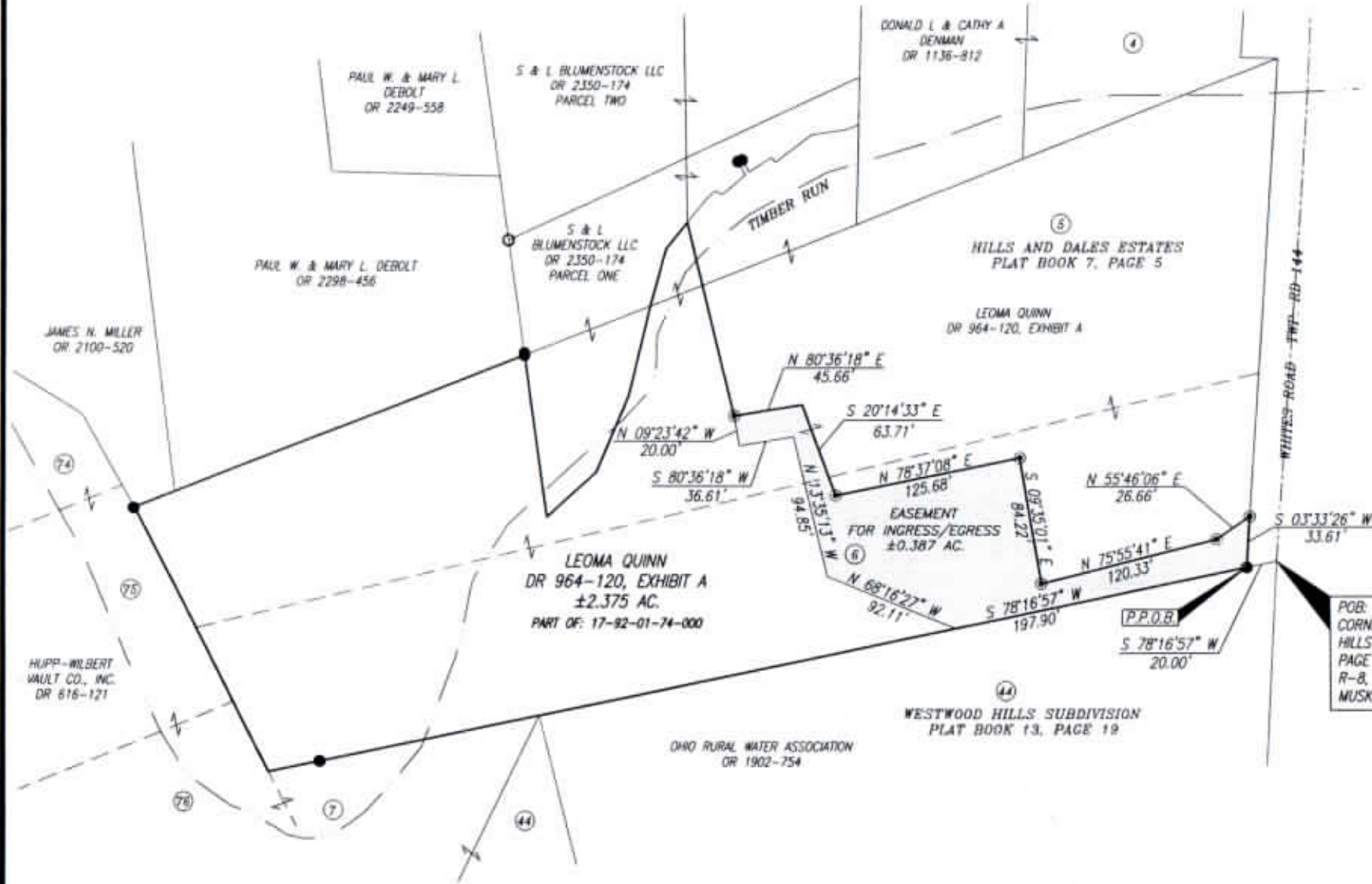
Bearings are based on the Ohio State Plane Coordinate System, NAD83, South Zone, Grid South, as per GPS observations made 2/28/17.

REFERENCES

As shown on Plat.

LEGEND

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



P.O.B.: POINT ON THE NORTHEAST CORNER OF LOT 44, WESTWOOD HILLS SUBDIVISION PLAT BOOK 13, PAGE 19, QUARTER TWP 3, T-1, R-8, U.S.M.L., FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO.



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