

17-92-01-74-002



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"
(2.375 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 being the principal place of beginning;

thence continuing along said north line of said Lot 44 and Lot 7 of said Westwood Hills Subdivision, South 78 degrees 16 minutes 57 seconds West 663.66 feet to a point on the east line of Lot 76 of said Westwood Hills Subdivision, passing an iron pin found at 628.83 feet;

thence along the east line of Lots 75 and 76, now owned by Hupp-Wilbert Vault Co., Inc. (DR 616-121), North 27 degrees 23 minutes 59 seconds West 195.60 feet to an iron pin found on the southwest corner of lands now owned by James N. Miller (OR 2100-520) and the northwest corner of Lot 5 of said Hills and Dales Estates;

thence along said Miller's south line and the south line of lands now owned by Paul W. and Mary L. Debolt (OR 2298-456) and the north line of said Lot 5, North 68 degrees 49 minutes 47 seconds East 278.55 feet to an iron pin found on the west line of lands now owned by S. & L. Blumenstock, LLC (OR 2350-174, Parcel One), from which an iron pin found bears North 08 degrees 02 minutes 21 seconds West 1.25 feet;

17-92-01-74-002A

thence along said Blumenstock's west line, South 08 degrees 02 minutes 21 seconds East 107.45 feet to a point on the former low water mark of Timber Run creek;

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

- 1) North 47 degrees 26 minutes 44 seconds East 43.61 feet to a point;
- 2) North 22 degrees 47 minutes 49 seconds East 54.61 feet to a point;
- 3) North 13 degrees 37 minutes 54 seconds East 60.09 feet to a point;
- 4) North 15 degrees 57 minutes 29 seconds East 39.18 feet to a point;
- 5) North 39 degrees 52 minutes 19 seconds East 22.43 feet to a point on said Leoma Quinn's north line;

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

- 1) South 13 degrees 59 minutes 06 seconds East 130.20 feet to a iron pin set, passing the north line of said Lot 5 at 42.21 feet;
- 2) North 80 degrees 36 minutes 18 seconds East 45.66 feet to a point;
- 3) South 20 degrees 14 minutes 33 seconds East 63.71 feet to a iron pin set;
- 4) North 78 degrees 37 minutes 08 seconds East 125.68 feet to a iron pin set;
- 5) South 09 degrees 35 minutes 01 seconds East 84.22 feet to a iron pin set;
- 6) North 75 degrees 55 minutes 41 seconds East 120.33 feet to a iron pin set;
- 7) 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;

containing 2.375 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
NOT RECORDABLE
Timothy H. Linn
Reg. No. 7113

Date 3/14/17



PARCEL NO.:

Part of: 17-92-01-74-000 (2.375 ac.)

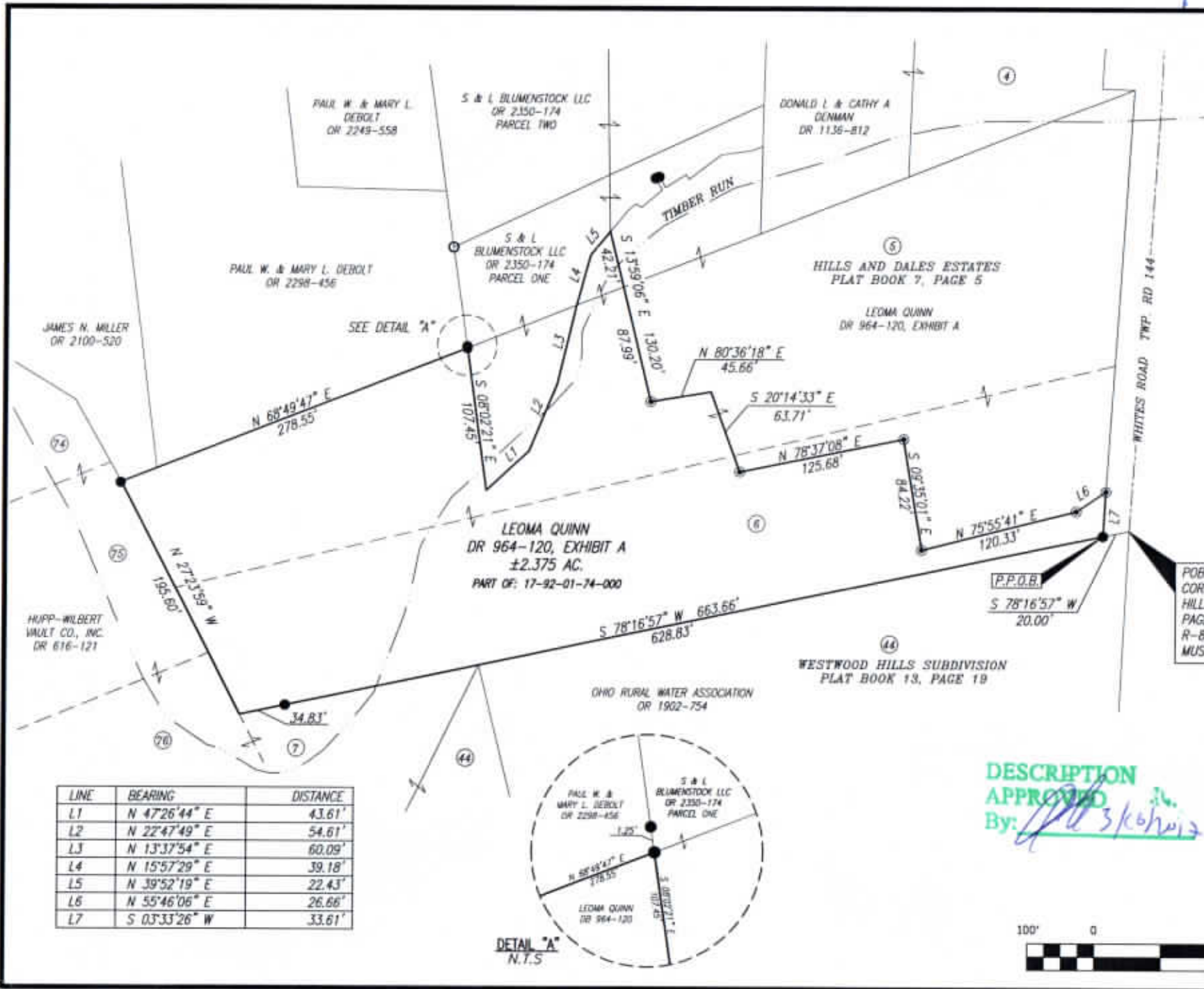
DESCRIPTION
APPROVED
By: [Signature] 3/16/17

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date 4/13/17

Fee Paid

17-92-01-74-002 B



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.

Part of: 17-92-01-74-000 (±2.375 ac.)

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 3, T-1, R-8, U.S.M.L., FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO.

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR



DESCRIPTION
APPROVED
By: [Signature]

OFFICE COPY
NOT RECORDABLE



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

Fee Paid

Date

4/12/17