

# Land Surveyors of America, Inc.

413 1/2 MAIN STREET, COSHOCTON, OHIO 43812

## TRACT A

SITUATED IN THE TOWNSHIP OF MUSKINGUM, COUNTY OF MUSKINGUM AND STATE OF OHIO AND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 19, T2N, R8W, IN THE UNITED STATES MILITARY LANDS. BEING PART OF THE LAND CONVEYED TO VISTA VIEW VILLAGE, INC. THROUGH A DEED RECORDED IN DEED BOOK VOLUME 653, PAGE 304. (BEING PART OF PARCEL NUMBER: 44-36-01-72-000)  
FURTHER BOUNDED AND DESCRIBED AS FOLLOWS

BEGINNING AT A FOUND 5/8 INCH REBAR IN THE NORTHWEST CORNER OF LOT 1, IN THE VISTA VIEW VILLAGE, RECORDED IN PLAT BOOK 13, PAGE 76, SAID REBAR BEING THE TRUE PLACE OF BEGINNING OF THE LAND HEREIN DESCRIBED.

THENCE, S 02°05'36" W, A DISTANCE OF 192.81 FEET WITH THE WEST LINE OF SAID LOT 1, TO A 5/8 INCH REBAR, FOUND;

THENCE, WITH A CURVE TO THE LEFT HAVING THE FOLLOWING PROPERTIES  
 $\Delta = 29^{\circ}57'58''$ ,  $R = 349.69$  FEET, ARC DIST. = 182.89 FEET, CHORD BEARING OF N 68°05'17" E, AND A CHORD LENGTH OF 180.81 FEET, WITH THE SOUTH LINE OF SAID LOT 1, TO A 5/8 INCH REBAR, FOUND;

THENCE, S 19°52'06" W, A DISTANCE OF 167.77 FEET WITH THE WEST SIDE OF A CREEK, TO A 5/8 INCH REBAR, FOUND;

THENCE, S 18°28'04" W, A DISTANCE OF 219.02 FEET WITH THE WEST SIDE OF A CREEK, TO A 5/8 INCH REBAR, FOUND;

THENCE, N 87°55'21" W, A DISTANCE OF 52.00 FEET, WITH THE NORTH LINE OF LANDS CONVEYED TO TIMOTHY C. TODD THROUGH A DEED RECORDED IN DEED BOOK VOLUME 1160, PAGE 758, TO A 5/8 INCH REBAR, FOUND;

THENCE, N 87°55'21" W, A DISTANCE OF 266.29 FEET, WITH THE NORTH LINE OF LANDS CONVEYED TO TIMOTHY C. TODD THROUGH A DEED RECORDED IN DEED BOOK VOLUME 1082, PAGE 449 AND THE LANDS CONVEYED TO CLYDE R. LONSINGER THROUGH A DEED RECORDED IN DEED BOOK VOLUME 1138, PAGE 523, TO A 5/8 INCH REBAR, FOUND;

THENCE, N 02°04'05" E, A DISTANCE OF 189.31 FEET, WITH THE EAST LINE OF STATE ROUTE 60, TO A 3/4 INCH IRON PIPE, FOUND;

THENCE, S 87°54'36" E, A DISTANCE OF 147.70 FEET, WITH THE SOUTH LINE OF LANDS CONVEYED TO CHARLES D. AND MARCY L. FRANK, THROUGH A DEED RECORDED IN DEED BOOK VOLUME 1821, PAGE 403, TO A 3/4 INCH IRON PIPE, FOUND;

THENCE, S 87°54'24" E, A DISTANCE OF 12.50 FEET, THROUGH THE LANDS CONVEYED TO VISTA VIEW VILLAGE INC., THROUGH A DEED RECORDED IN DEED BOOK VOLUME 653, PAGE 304, TO A 3/4 X 30 INCHES IRON PIPE, SET;

THENCE, N 02°31'19" E, A DISTANCE OF 290.40 FEET, THROUGH THE LANDS CONVEYED TO VISTA VIEW VILLAGE INC., THROUGH A DEED RECORDED IN DEED BOOK VOLUME 653, PAGE 304, TO A 3/4 X 30 INCHES IRON PIPE, SET;

THENCE, S 87°54'24" E, A DISTANCE OF 49.01 FEET, WITH THE SOUTH LINE OF NORTH VISTA DRIVE, TO A 3/4 INCH IRON PIPE, FOUND;

THENCE, WITH A CURVE TO THE LEFT HAVING THE FOLLOWING PROPERTIES  
 $\Delta = 19^{\circ}43'38''$ ,  $R = 162.30$  FEET, ARC DIST. = 55.88 FEET, CHORD BEARING OF  
N  $82^{\circ}13'47''$  E, AND A CHORD LENGTH OF 55.60 FEET, WITH THE SOUTH LINE OF NORTH  
VISTA DRIVE, TO THE TRUE PLACE OF BEGINNING.

CONTAINING 2.600 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS, RIGHT OF  
WAYS AND/OR RESTRICTIONS, WHETHER RECORDED OR IMPLIED.

NORTH ARROW AND BEARINGS ARE BASED ON A SURVEY BY RICHARD MAX GRAVES, R.S.  
#5792, DATED MAY 14, 1999.

PERTINENT DOCUMENTS: TAX MAPS, STATE HIGHWAY RIGHT OF WAY SURVEY MAPS  
FOR WIDENING OF S.R. 60, L.P. DINAN, R.S. #5451 AND J.R. MARSHALL, R.S. #5307,  
SURVEYS BY RICHARD MAX GRAVES, R.S. #5792 AND THOMAS A. RAGER, P.S. #6649,  
PLAT BOOK 13, PAGE 76. DEED RECORDS: 653/304, 1138/523, 1082/449, 1160/758,  
1821/403.

SURVEY DESCRIPTION PREPARED BY LAND SURVEYORS OF AMERICA, INC.  
THOMAS A. RAGER, PRESIDENT, P.S. #6649, MAY 2005.

EXEMPT FROM  
PLANNING COMMISSION

DMK  
6-13-2005

**OFFICE COPY  
NOT RECORDABLE**

APPROVED FOR CLOSURE

A.L. Spawill  
5-23-2005

# Land Surveyors of America, Inc.

413 1/2 MAIN STREET, COSHOCTON, OHIO 43812

## SURVEY FOR VISTA VIEW GOLF COURSE

SITUATED IN THE TOWNSHIP OF MUSKINGUM, COUNTY OF MUSKINGUM AND STATE OF OHIO AND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 19, T2N, R8W, IN THE UNITED STATES MILITARY LANDS. BEING PART OF THE LAND CONVEYED TO VISTA VIEW VILLAGE, INC. THROUGH A DEED RECORDED IN DEED BOOK VOLUME 653, PAGE 304.

BEING PART OF PARCEL NUMBER: 44-36-01-72-000

### PERTINENT DOCUMENTS:

TAX MAPS, STATE HIGHWAY RIGHT OF WAY SURVEY MAPS FOR WIDENING OF S.R. 60, L.P. DINAN, R.S. #5451 AND J.R. MARSHALL, R.S. #5307, SURVEYS BY RICHARD MAX GRAVES, R.S. #5792 AND THOMAS A. RAGER, P.S. #6649. PLAT BOOK 13, PAGE 76.

DEED RECORDS: 653/304, 1138/523, 1082/449, 1160/758, 1821/403

**Tract A**  
Vista View Village, Inc.  
Vol. 653, Page 304

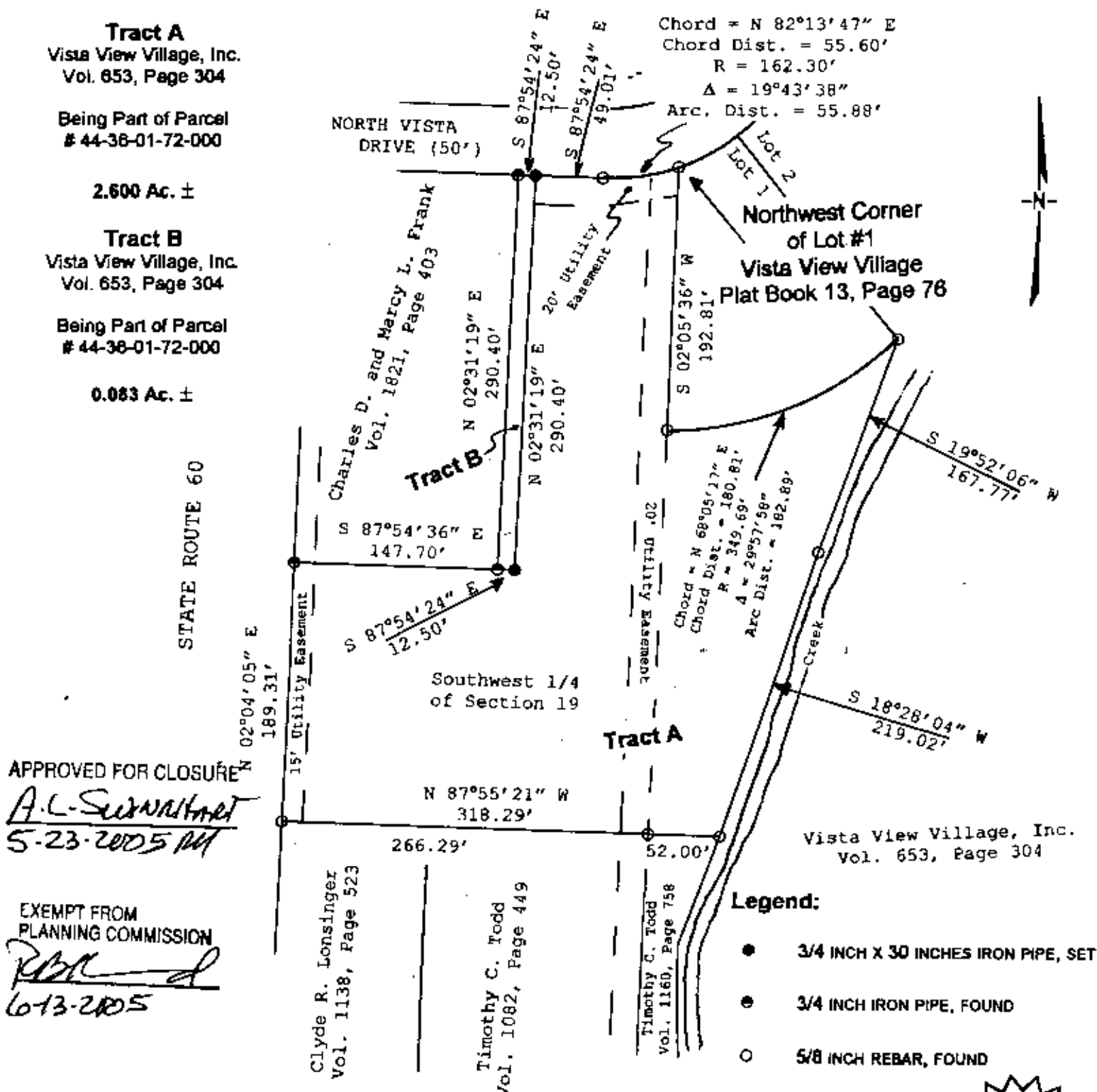
Being Part of Parcel  
# 44-36-01-72-000

2.600 Ac. ±

**Tract B**  
Vista View Village, Inc.  
Vol. 653, Page 304

Being Part of Parcel  
# 44-36-01-72-000

0.083 Ac. ±



APPROVED FOR CLOSURE  
*A.L. Swannhart*  
5-23-2005 PM

EXEMPT FROM  
PLANNING COMMISSION  
*RBC*  
6-13-2005

NORTH ARROW AND BEARINGS ARE BASED ON A SURVEY BY RICHARD MAX GRAVES, R.S. #5792, DATED MAY 14, 1999.

GRAPHIC SCALE 1"=100'

OFFICE COPY  
NOT RECORDABLE  
THOMAS A. RAGER, P.S. #6649  
MAY 2005

