



## Linn Engineering, Inc.

*Civil Engineering Consultants*

740-452-7434 • FAX 740-452-5198

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

1040 ELLIS DAM RD

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

Being part of the North Half of Quarter Township 3, Township 2 North, Range 7 West, and being more particularly described as follows:

### TRACT 1

Beginning at a 2" iron pipe and cap set in concrete and known as Monument No. 1 as per U.S.A. Property Plat for Lock No. 11, Ellis, Ohio recorded in Muskingum County Deed Record 482-458;

THENCE along the north line of a 20 foot right of way easement known as the government road, South 60 degrees 31 minutes 28 seconds East for a distance of 113.06 feet to a point on the north line of lands now owned by said U.S.A. Property, Lock No. 11, Ellis, Ohio (DR 482-458);

THENCE along said north line South 64 degrees 02 minutes 45 second West for a distance of 24.29 feet to a point on the southeast corner of lands now owned by H.P. Hewitt (DR 1058-436);

THENCE along said Hewitt's lands and the south side of said government road North 60 degrees 31 minutes 28 seconds West for a distance of 121.44 feet to an iron pin set at the northeast corner of said Hewitt lands.

THENCE along the south line of a ten foot easement and the north line of said Hewitt lands, S. Christman's lands (DR 1113-295), J. A. Stillwell's lands (DR 1046-76), and R. and K. Phillips lands (DR 734-300) South 64 degrees 02 minutes 48 seconds West for a distance of 256.14 feet to a point, from which an iron pin set bears North 25 degrees 57 minutes 14 seconds West 10.00 feet;

THENCE along the west line of said Phillips land, and said U. S. A. lands South 25 degrees 57 minutes 14 seconds East for a distance of 300.00 feet to an iron pin found, passing the pointed top of a concrete corner post found on said Phillips' southwest corner at 100.00 feet;

THENCE continuing along the line of said U. S. A. lands South 64 degrees 02 minutes 45 seconds West for a distance of 440.00 feet to an iron pin set, from which an iron pin found bears North 29 degrees 43 minutes 29 seconds West, 3.56 feet;

THENCE continuing along said U. S. A. lands South 25 degrees 57 minutes 15 seconds East for a distance of 40.00 feet to a point on the mean high water line of the Muskingum River;

THENCE along said mean high water line of the Muskingum River the following eighteen courses:

- 1) South 70 degrees 45 minutes 47 seconds West for a distance of 277.61 feet;
- 2) South 56 degrees 11 minutes 23 seconds West for a distance of 155.54 feet;
- 3) South 64 degrees 12 minutes 31 seconds West for a distance of 120.12 feet;
- 4) South 64 degrees 09 minutes 17 seconds West for a distance of 154.96 feet;
- 5) South 62 degrees 13 minutes 26 seconds West for a distance of 139.77 feet;
- 6) South 80 degrees 23 minutes 36 seconds West for a distance of 124.76 feet;

1153-527

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- 7) South 81 degrees 07 minutes 56 seconds West for a distance of 168.92 feet;
- 8) South 89 degrees 28 minutes 48 seconds West for a distance of 61.99 feet;
- 9) South 81 degrees 18 minutes 53 seconds West for a distance of 106.70 feet;
- 10) South 87 degrees 22 minutes 05 seconds West for a distance of 219.71 feet;
- 11) South 87 degrees 22 minutes 05 seconds West for a distance of 179.98 feet;
- 12) South 70 degrees 25 minutes 20 seconds West for a distance of 580.49 feet;
- 13) South 64 degrees 42 minutes 12 seconds West for a distance of 272.13 feet;
- 14) South 46 degrees 25 minutes 06 seconds West for a distance of 173.85 feet;
- 15) South 44 degrees 42 minutes 34 seconds West for a distance of 152.19 feet;
- 16) South 41 degrees 22 minutes 23 seconds West for a distance of 71.96 feet;
- 17) South 34 degrees 23 minutes 48 seconds West for a distance of 92.92 feet;
- 18) South 40 degrees 04 minutes 25 seconds West for a distance of 56.69 feet;

THENCE leaving said mean high water line North 68 degrees 40 minutes 00 seconds West for a distance of 28.10 feet to an iron pin set on the right of way of the Norfolk and Western Railway (formerly Wheeling and Lake Erie, DR 91-26)

THENCE continuing on said right of way line the following five courses:

- 1) North 41 degrees 28 minutes 30 seconds East for a distance of 66.73 feet to an iron pin set;
- 2) North 47 degrees 40 minutes 00 seconds West for a distance of 15.00 feet to an iron pin set;
- 3) North 42 degrees 20 minutes 00 seconds East for a distance of 626.41 feet to an iron pin set;
- 4) North 47 degrees 40 minutes 00 seconds West for a distance of 20.00 feet to an iron pin set;
- 5) North 42 degrees 20 minutes 00 seconds East for a distance of 2400.00 feet to an iron pin set on a corner of lands presently owned by Muskingum Recreational Trail Inc. (DR 1122-47), formerly being known as the Pennsylvania Railroad;

THENCE continuing along said Muskingum Recreational Trail Inc. lands the following fourteen courses.

- 1) South 60 degrees 30 minutes 13 seconds East for a distance of 127.00 feet to an iron pin set;
- 2) South 29 degrees 31 minutes 46 seconds West for a distance of 64.66 feet to an iron pin set;
- 3) along a curve to the left having a radius of 1960.06 feet and an arc length of 1152.36 feet, being subtended by a chord of South 12 degrees 41 minutes 12 seconds West for a distance of 1135.84 feet to an iron pin set;
- 4) South 85 degrees 50 minutes 38 seconds West for a distance of 12.50 feet to an iron pin set;
- 5) South 08 degrees 14 minutes 41 seconds East for a distance of 281.27 feet to a point;

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- 6) South 12 degrees 19 minutes 59 seconds East for a distance of 18.00 feet to a point;
- 7) North 77 degrees 40 minutes 01 seconds East for a distance of 12.50 feet to an iron pin set;
- 8) North 88 degrees 58 minutes 37 seconds East for a distance of 101.98 feet to a point;
- 9) North 77 degrees 40 minutes 01 seconds East for a distance of 10.00 feet to an iron pin set;
- 10) North 12 degrees 19 minutes 59 seconds West for a distance of 38.00 feet to a point;
- 11) North 08 degrees 14 minutes 41 seconds West for a distance of 263.81 feet to an iron pin set;
- 12) South 85 degrees 50 minutes 38 seconds West for a distance of 10.00 feet to an iron pin set;
- 13) along a curve to the right having a radius of 1860.06 feet and an arc length of 1093.57 feet, being subtended by a chord of North 12 degrees 41 minutes 12 seconds East for a distance of 1077.89 feet to an iron pin set;
- 14) North 29 degrees 31 minutes 46 seconds East for a distance of 187.98 feet to an iron pin set at the intersection of said right of way and the south line of a 20 foot right of way easement (DR 482-458) known as the government road;

THENCE along said right of way North 29 degrees 31 minutes 46 seconds East for a distance of 20.00 feet to a point on the north line of said government road;

THENCE along the north line of said twenty foot easement and the south line of lands presently owned by Muskingum River Gravel Company (DR 553-578) South 60 degrees 31 minutes 28 seconds East for a distance of 1136.72 feet to the principal place of beginning, passing a railroad spike found at 1095.67 feet;

CONTAINING 52.11 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.

**TRACT TWO**

Beginning at a 2" iron pipe and cap set in concrete and known as Monument No. 1 as per U.S.A. Property Plat for Lock No. 11, Ellis, Ohio recorded in Muskingum County Deed Record 482-458;

THENCE along the north side of a twenty foot right of way, known as the government road North 60 degrees 31 minutes 28 seconds West for a distance of 1136.72 feet to a point on the south line of lands presently owned by Musk. Recreational Trail Inc. (DR 1122-47);

THENCE across said trail land's and lands presently owned by Norfolk and Western Railroad (DR 91-26) North 60 degrees 31 minutes 28 seconds West for a distance of 245.42 feet to an iron pin found on the north line of said Norfolk lands;

THENCE along the north line of said Norfolk lands South 42 degrees 33 minutes 38 seconds West for a distance of 77.40 feet to an iron pin set and the principal place of beginning;

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THENCE continuing along said north line the following seven courses;

- 1) South 42 degrees 20 minutes 00 seconds West for a distance of 58.12 feet to an iron pin set;
- 2) North 47 degrees 40 minutes 00 seconds West for a distance of 10.00 feet to an iron pin set;
- 3) South 42 degrees 20 minutes 00 seconds West for a distance of 2400.00 feet to an iron pin set;
- 4) North 47 degrees 40 minutes 00 seconds West for a distance of 20.00 feet to an iron pin set;
- 5) South 42 degrees 20 minutes 00 seconds West for a distance of 626.41 feet to an iron pin set;
- 6) North 47 degrees 40 minutes 00 seconds West for a distance of 15.00 feet to an iron pin set;
- 7) South 40 degrees 56 minutes 43 seconds West for a distance of 105.47 feet to an iron pin set on the north line of lands presently owned T. J. Miller (DR 714-165);

THENCE along said Miller's north line North 62 degrees 40 minutes 00 seconds West for a distance of 133.83 feet to an iron pin set;

THENCE along Miller's east line North 08 degrees 51 minutes 25 seconds East for a distance of 132.77 feet to a point in the middle of Friendly Hills Road (Co. Rd. 418), and said point being the south west corner of lands presently owned by S. Olenick (DR 1076-257);

THENCE North 83 degrees 00 minutes 11 seconds East for a distance of 100.46 feet to an iron pin set, passing an iron pin found at 30.00 feet, on said Olenick's line;

THENCE continuing on said line for the following seven courses;

- 1) North 60 degrees 13 minutes 08 seconds East for a distance of 345.59 feet to an iron pin found;
- 2) North 49 degrees 54 minutes 22 seconds East for a distance of 109.47 feet to an iron pin found;
- 3) North 44 degrees 08 minutes 35 seconds East for a distance of 621.36 feet to an iron pin found;
- 4) North 42 degrees 05 minutes 15 seconds East for a distance of 394.19 feet to an iron pin found;
- 5) North 60 degrees 52 minutes 11 seconds West for a distance of 340.77 feet to an iron pin found;
- 6) North 60 degrees 51 minutes 55 seconds West for a distance of 202.43 feet to an iron pin found;
- 7) North 80 degrees 58 minutes 47 seconds West for a distance of 240.44 feet to an iron pin found on the southeast corner of lands presently owned by C. C. Smeltzer (DR 1130-58);

THENCE along said Smeltzer's line North 19 degrees 41 minutes 12 seconds West for a distance of 375.41 feet to an iron pin found;

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THENCE along said Smeltzer's line North 33 degrees 25 minutes 27 seconds East for a distance of 811.24 feet to an iron pin found;

THENCE along the south line of C. Strain (DR 1097-580) South 88 degrees 07 minutes 22 seconds East for a distance of 520.47 feet to an iron pin found;

THENCE along said Strain's line North 69 degrees 09 minutes 00 seconds East for a distance of 534.26 feet to a railroad spike found in the centerline of Ellis Dam Road (Twp. Rd. 49);

THENCE along said centerline South 60 degrees 16 minutes 39 seconds East for a distance of 386.01 feet to a point at the northwest corner of lands presently owned by T. E. Robinson (DR 986-104);

THENCE South 42 degrees 34 minutes 55 seconds West for a distance of 15.00 feet along the west line of said Robinson's land to a gin pin set;

THENCE along the west line of said Robinson's land South 42 degrees 34 minutes 55 seconds West for a distance of 69.00 feet to an iron pin set on said Robinson's southwest corner;

THENCE along the south line of said Robinson's land South 60 degrees 28 minutes 13 seconds East for a distance of 220.00 feet to the principal place of beginning;

containing 40.49 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.

Bearings are based on NAD 83 State Plane Grid System as per GPS observations.

This description is written based on a survey completed May 12, 1998 by Jack D. Newcome, Reg. No. 7321.

**OFFICE COPY**  
Jack D. Newcome  
**NOT RECORDABLE**

05/14/98  
Date



Parcel No.:

All of: 44-44-58-01-14-000 (92.60 ac.)

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY atd  
5-26-98

# SITUATED IN

The State of Ohio, County of Muskingum, Township of Muskingum, and being part of the North Half of Quarter Township 3, T2N, R7W, U.S.M.L. Muskingum County Records.

# BASIS OF BEARING

Bearings are based on NAD 83 State Plane Grid System as per GPS Observations.

# REFERENCES

DR 49-76 DR 482-458 DR 1062-181  
DR 91-26 DR 553-578 DR 1076-257  
DR 144-108 DR 714-165 DR 1080-636  
DR 229-396 DR 734-300 DR 1097-581  
DR 230-93 DR 1046-179 DR 1127-856  
DR 391-415 DR 1058-436 DR 1138-655 thru 659  
DR 475-155 Tax Map 44-58

The Wheeling & Lake Erie Valuation Maps (V2-123 & 124)  
The Pennsylvania Co. Valuation Maps (V11 8 & 9)

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY ALD  
5-26-98

# LEGEND

- ⊕ Concrete Corner Post
- Iron Pin Found
- ▲ Railroad Spike Found
- Monument Found
- Gin Pin Set
- ⊙ Iron Pin Set, 5/8" rebar  
30" long w/ 10 cap

# ADJOINERS

1.	H.P. Hewitt	DR 1058-436
2.	S. Christman	DR 1113-295
3.	J.A. Stilwell	DR 1046-76
4.	R. & K. Phillips	DR 734-300
5.	T.E. Robinson	DR 986-104
6.	State of Ohio	DR 475-148

# PARCEL NO.

All of 44-44-58-01-14 (±92.60 Ac.)

**OFFICE COPY  
NOT RECORDABLE**  
Date 5-22-98  
Jack D. Newcome  
Reg. Surveyor No. 7321

Project No.: HARD-945



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