



**Linn Engineering, Inc.**

*Civil Engineering Consultants*

740-452-7434 • 1-800-991-7434

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

**Downing Company, Inc.**

**Tract Four**

**OR 1730-56**

**± 0.893 Acre Split**

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

Being a part of the north half of Quarter Township 3, Township 1, Range 6, United States Military Lands and being part of the lands now owned by Downing Company, Inc. (OR 1730-56, Tract Four), more particularly described as follows:

Beginning for reference at a point in the centerline of U.S. Route 40 at Station 264+25.17, per 1938 Centerline Survey (ODOT R/W Plans, MUS-40-14.09);  
thence leaving said centerline, North 18 degrees 29 minutes 24 seconds West 60.00 feet to an iron pin found on the north right of way of said U.S. Route 40, also being the common corner of lands now owned by ESV Net Lease, LLC (OR 2333-650) and lands now owned by McDonald's Real Estate Company (OR 2277-317);  
thence along said McDonalds east line, North 37 degrees 08 minutes 18 seconds West 164.94 feet to a point, from which an iron pin found bears North 71 degrees 30 minutes 46 seconds East 10.00 feet on said ESV Net Lease lands north line;  
thence continuing along said McDonalds east line North 37 degrees 08 minutes 18 seconds West 35.10 feet to an disturbed pipe found on the southeast corner of an extension of Mickey Drive (50' R/W) as Mickey Drive is designated and delineated on Muskingum County Plat Book 16, Page 113;  
thence crossing the extension of Mickey Drive North 37 degrees 15 minutes 06 seconds West 52.87 feet to an iron pin found and the principal place of beginning;  
thence along the north line of said extension of Mickey Drive, South 71 degrees 30 minutes 52 seconds West 265.51 feet to an iron pin found on the southeast corner of lands now owned by Primary Aim, LLC (OR 2252-844);  
thence along said Primary Aim's east line North 34 degrees 23 minutes 26 seconds West 140.96 feet to a point on the south right of way of Interstate 70, passing an iron pin found at 138.74 feet in the Interstate 70 limited access right of way fence line;  
thence along said south right of way North 65 degrees 30 minutes 51 seconds East 250.92 feet to an iron pin found;  
thence through said Downing's lands South 37 degrees 07 minutes 44 seconds East 170.76 feet to the principal place of beginning, containing 0.893 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.

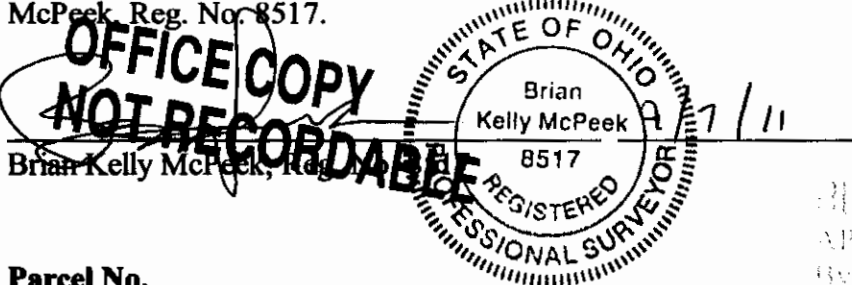
**There is appended to the above described tract an AUGMENTED EASEMENT for the purpose of ingress and egress, and being more particularly described as follows:**

Beginning for reference at a point in the centerline of U.S. Route 40 at Station 264+25.17, per 1938 Centerline Survey (ODOT R/W Plans, MUS-40-14.09);  
 thence leaving said centerline, North 18 degrees 29 minutes 24 seconds West 60.00 feet to an iron pin found on the north right of way of said U.S. Route 40, also being the common corner of lands now owned by ESV Net Lease, LLC (OR 2333-650) and lands now owned by McDonald's Real Estate Company (OR 2277-317);  
 thence along said McDonald's east line, North 37 degrees 08 minutes 18 seconds West 164.94 feet to a point, from which an iron pin found bears North 71 degrees 30 minutes 46 seconds East 10.00 feet on said ESV Net Lease lands north line;  
 thence continuing along said McDonald's east line North 37 degrees 08 minutes 18 seconds West 35.10 feet to an disturbed pipe found on the southeast corner of an extension of Mickey Drive (50' R/W) as the same is designated and delineated on Muskingum County Plat Book 16, Page 113 and the principal place of beginning of said easement;  
 thence along said McDonald's north line and the south line of said extension of Mickey Drive South 71 degrees 31 minutes 50 seconds West 267.45 feet to an iron pin found;  
 thence crossing the extension of Mickey Drive North 35 degrees 10 minutes 22 seconds West 52.17 feet to an iron pin found on the southeast corner of lands now owned by Primary Aim, LLC (OR 2252-844);  
 thence along the north line of said extension of Mickey Drive North 71 degrees 30 minutes 52 seconds East 265.51 feet to an iron pin found;  
 thence crossing the extension of Mickey Drive South 37 degrees 15 minutes 06 seconds East 52.87 feet to the principal place of beginning of said easement;  
 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, South Zone, NAD83 per GPS Observations made on August 19, 2011.

This description is written based on a survey completed August 31, 2011 by Brian Kelly McPeck, Reg. No. 8517.



DESCRIPTION  
 APPROVED  
 [Signature] 9/9/2011

**Parcel No.**  
 Part of: 51-30-03-16-010 ( $\pm$  0.893 ac.)

"Not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations. Parcel to be combined to Auditor's Parcel Number 51-30-03-16-002."

APPROVED  
 MINOR LOT SPLIT ONLY  
 MUSKINGUM COUNTY  
 PLANNING COMMISSION DIRECTOR  
 [Signature]  
 Date 9/6/11 Fee Paid

# SITUATED IN

The State of Ohio, County of Muskingum  
Township of Perry, and being a part of the  
North Half of Quarter Township 3, T1, R6, U.S.M.L.

Approved for Transfer  
No On-Lot Sewage  
Zanesville-Muskingum Co.  
Health Department

## BASIS OF BEARING

Bearings are based on the Ohio State Plane  
Coordinate System, South Zone, NAD83 per  
GPS Observation on 08/19/11.

Fee Paid

Date

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Date

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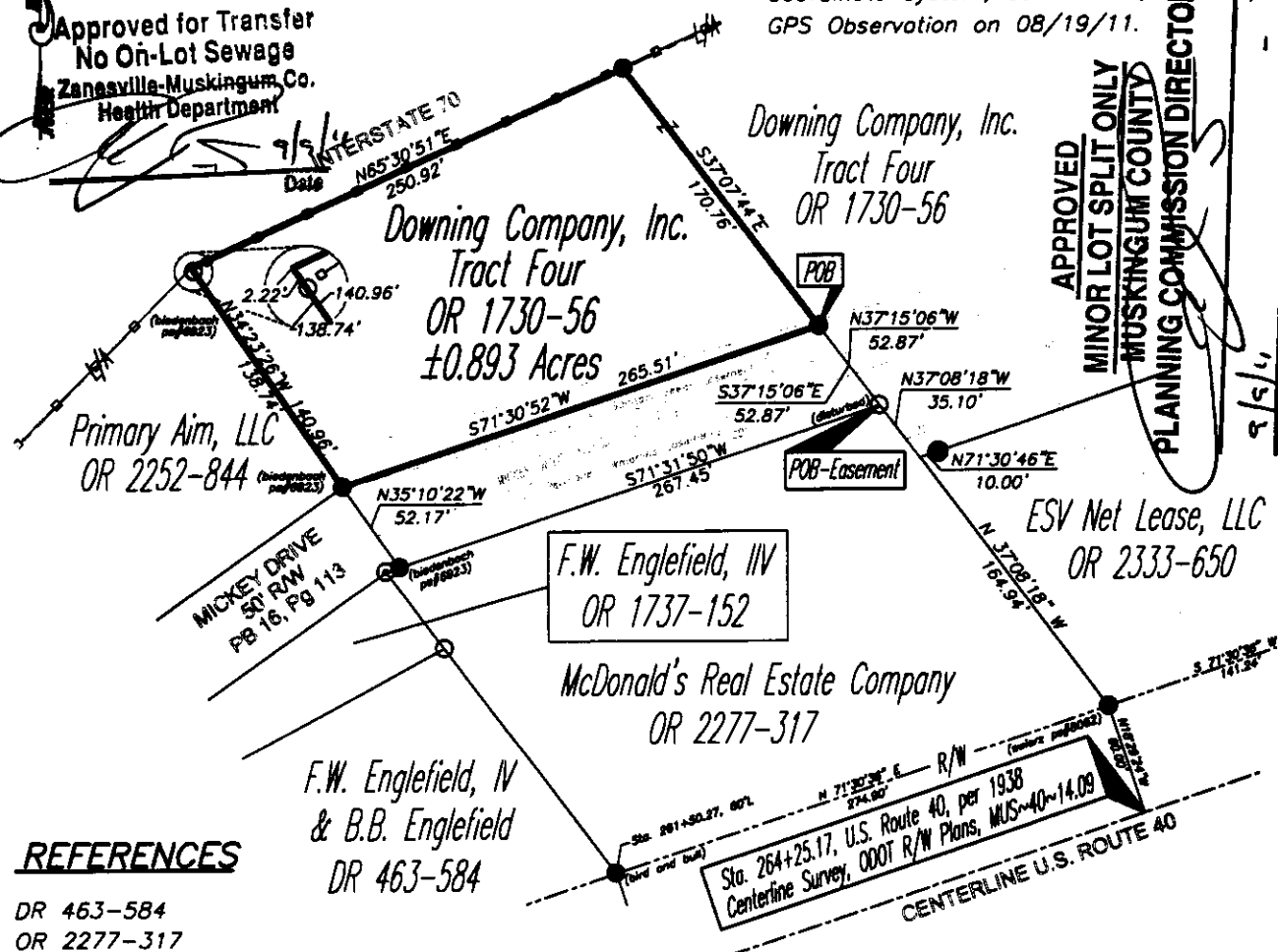
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## REFERENCES

DR 463-584  
OR 2277-317  
OR 1737-152  
OR 1730-56  
OR 2252-844  
OR 2333-650  
Mickey Drive PB 16, Pg. 113  
ODOT R/W Plans  
MUS~40~14.09

## LEGEND

- Iron Pin Set, 5/8" rebar
- Iron Pin Found
- Pipe Found
- Fence

DESCRIPTION  
APPROVED  
By: *[Signature]* 2/9/11

## PARCEL NO.

Part of: 51-30-03-16-010(±0.893 ac.)

## GRAPHIC SCALE

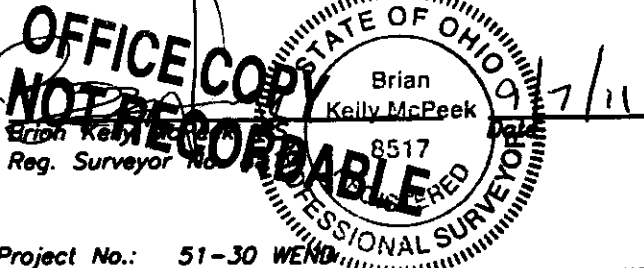


( IN FEET )

1 inch = 100 ft.

## ADJOINER STATEMENT

"Not to be used as a separate  
building site or transferred as an  
independent parcel in the future  
without planning commission approval  
in accordance with applicable  
subdivision regulations. Parcel to  
be combined to Auditor's Parcel  
Number 51-30-03-16-002."



Project No.: 51-30 WEND



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