



Linn Engineering, Inc.

Civil Engineering Consultants

614-452-7434 • FAX 614-452-5198

534 Market Street • P.O. Box 2671 • Zanesville, Ohio 43702-2671

62-29-03-01

1719 DEARBORN

DESCRIPTION OF HARTSTONE, INC. (DR 851-24)

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

Being a part of Section 11, Township 16 North, Range 14 West; beginning at the northwest corner of Lot 138 of Map of Owens Addition to Zanesville, Ohio as the same is designated and delineated on Muskingum County Plat Book 2, Page 112; thence with the south line of Bank Street South 72 degrees 21 minutes 49 seconds East 375.64 feet to a point on the northwest corner of Lot 134 of said addition, from which an iron pin found bears North 18 degrees 41 minutes 29 seconds East 18.80 feet; thence continuing along said south line of Bank Street North 71 degrees 43 minutes 09 seconds East 348.15 feet to a point, from which an iron pin set bears North 60 degrees 01 minutes 35 seconds West 21.45 feet; thence along the east line of Selma Street North 05 degrees 14 minutes 34 seconds East 32.31 feet to an iron pipe found, from which an iron pin set bears South 45 degrees 06 minutes 16 seconds West 30.40 feet; thence continuing with said east line North 10 degrees 14 minutes 31 seconds West 180.26 feet to an iron pin found on the south line of Owens Street; thence with the south line of Owens Street North 72 degrees 52 minutes 19 seconds East 148.00 feet to a point on the west line of the former Zanesville Terminal Railroad; thence along said west line South 16 degrees 15 minutes 00 seconds East 558.69 feet to an iron pipe found on the north line of Dearborn Street, passing an iron pin found at 34.05 feet; thence along said north line of Dearborn Street North 84 degrees 14 minutes 11 seconds West 284.81 feet to an iron pin found on the north line of Moss Avenue, from which an iron pin found bears North 84 degrees 14 minutes 11 seconds West 7.31 feet; thence along said north line of Moss Avenue on a curve to the left having a radius of 180.50 feet, a central angle of 63 degrees 02 minutes 39 seconds and a chord bearing North 60 degrees 27 minutes 30 seconds West a distance of 188.74 feet to a point, from which an iron pin found bears North 20 degrees 28 minutes 23 seconds West 6.53 feet; thence continuing along said north line South 85 degrees 31 minutes 09 seconds West 267.03 feet to an iron pipe found on the east line of Gordon Avenue;

HARTSTONE
PAGE 2

thence along said east line North 52 degrees 28 minutes 00 seconds West 306.99 feet to the place of beginning, containing 3.77 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.

Bearings are based on the west line of the Zanesville Terminal Railroad as being North 16 degrees 15 minutes West as depicted on the Map of Owens Addition to Zanesville, Ohio, Plat Book 2, Page 112 of Muskingum County.

This description is written based on a survey completed September 26, 1996 by Jack D. Newcome, Reg. No. 7321.

**OFFICE COPY
NOT RECORDABLE**
Jack D. Newcome
Reg. No. 7321

09/30/96

Date



PARCEL NO.

All of: 62-62-29-03-01-000 (3.77 ac.)

DESC. FOR APPROVED
FOR RECORDING

by K. Bailey
10-2-96

ALTA/ACSM SURVEY PLAT

Northwest Corner of Lot No. 138 of the "Map of Owens Addition to Zanesville, Ohio", PB 2, Pg. 112, Musk. Co. Records

Rodger W. & Patricia West
Vol. 1102, Pg. 338

CURVE DATA

C1 Δ = 63°02'39"	C2 Δ = 73°51'56"
R = 180.50'	R = 130.50'
T = 110.71'	T = 98.10'
L = 198.61'	L = 168.24'
Ch.Brg. = N60°27'30"W	Ch.Brg. = S55°02'20"E
Ch.Dist. = 188.74'	Ch.Dist. = 156.83'
C3 Δ = 23°49'25"	C4 Δ = 24°28'35"
R = 302.75'	R = 189.50'
T = 63.86'	T = 41.10'
L = 125.88'	L = 80.95'
Ch.Brg. = S06°13'38"E	Ch.Brg. = S20°31'25"W
Ch.Dist. = 124.98'	Ch.Dist. = 80.34'

LINE DATA

LINE	BEARING	MEASURED DISTANCE	RECORD BEARING	DISTANCE
L1	N05°14'34"E	32.31'	N04°50'E	32.32'
L2	S24°38'01"W	25.70'		
L3	S37°47'01"W	24.91'		
L4	S52°12'55"E	13.45'		
L5	S84°14'11"E	53.23'		
L6	S84°14'11"E	10.74'		
L7	S04°31'10"W	22.56'		
L8	S73°05'52"W	25.00'		
L9	S57°42'03"E	25.00'		
L10	S86°20'44"E	8.00'		
L11	N02°26'20"W	25.00'	S03°09'40"E	25.00'
L12	S87°33'39"W	3.05'	N86°50'20"E	3.05'
L13	N02°20'52"W	24.97'	S03°09'40"E	25.00'
L14	N89°21'09"E	52.56'		

REFERENCES

"Map of Owens Addition to Zanesville, Ohio" per Plat Book 2, Page 112 of the Muskingum County Records.

A Plat of William Shinnick property as recorded in Plat Book 4, Page 80 of the Muskingum County Records, said plat being a part of said Owens Addition.

Tax Map 62-28 DR 347-390 DR 1088-92
 Tax Map 62-29 DR 851-24 DR 1102-338
 DR 1032-25

J. L. Hildebrand
DR 1029-251

Note: Record bearings and distances from the northern tract are taken from an unrecorded legal description as per a survey performed by Karl C. Mawhorter, RLS #4511, and dated Dec. 31, 1995.

S.L. & P.R. Hart
DR 1032-25
TRACT ONE

Note: Record bearings and distances along the west side of the south tract are from an adjoining survey as per DR 1088-92.

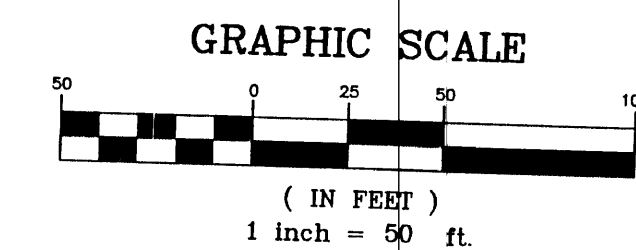
S.L. & P.R. Hart
DR 1032-25
TRACT ONE

S.L. & P.R. Hart
DR 1032-25
TRACT ONE

S.L. & P.R. Hart
DR 1032-25
TRACT FIVE

Acreage for TRACTS One to Five and Vacated Streets ±6.65 Ac.

Vacated 4-2-96 per DR 1121, Pg. 133 and Plat File 1, Pg. 139



LEGEND

- Iron Pin Set, 5/8" Rebar 30" Long with Plastic ID Cap
- Iron Pin Found
- Axle Found
- ▲ Railroad Spike Found
- Mine Spike Set
- Iron Pipe Found
- ⊗ Stone Found
- ⊗ Telephone Pole
- OHT --- Overhead Telephone
- OHE --- Overhead Electric
- G --- Gas Line
- W --- Water Line
- SAN --- Sanitary Sewer Line
- ⊗ Water Valve
- ⊗ Gas Meter
- F --- Fence Line
- (Rec) Record
- (Meas) Measured

SITUATED IN

The State of Ohio, County of Muskingum, Township of Springfield and being part of Section 11 of T16N, R14W and being a part of the "Map of the Owens Addition to Zanesville, Ohio" as recorded in Plat Book 2, Page 112 and the Plat of William Shinnick property, as recorded in Plat Book 4, Page 80, of the Muskingum County Records.

BASIS OF BEARING

Bearings are based on the west line of the Zanesville Terminal Railroad as being North 16°15' West, as depicted on the "Map of Owens Addition to Zanesville, Ohio", Plat Book 2, Page 112, of the records of Muskingum County.

NOTES

- 1: New building encroaches onto Bank Street and Selma Street. When street vacations are complete, the building will be on the property.
- 2: Bank Street, Selma Street, Gordon Avenue, and Moss Avenue are in the process of being vacated, as per Muskingum County.
- 3: Once Street vacations are complete, property boundary survey plats will be submitted including vacated street area, is so desired by the client.
- 4: After Street vacations are complete, a road dedication plat will be submitted for the existing unplatted streets, as per Muskingum County.
- 5: Utilities into buildings were approx. field locations by employees.
- 6: As per title search by Midland, no recorded easements for utilities exist.
- 7: As per FIRM, (Flood Insurance Rate Map), Parcel NO. 115 of 200, the area surveyed is outside the 500-year flood plain.
- 8: Record distances are unavailable for some portions of the south tract, due to new boundary lines being the centerline of vacated streets.
- 9: Gas lines of Columbia Gas are an approximate location, as per Map No. 4086-F, of Columbia Gas of Ohio.

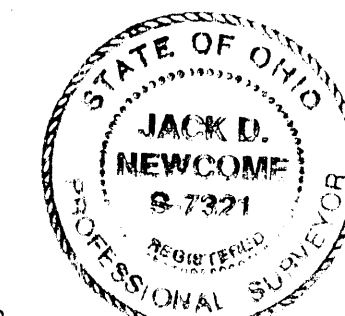
PARCEL NO.

S.L. and P.R. Hart (DR 1032-25)
 All of: 62-62-28-02-01-701 (±1.26 Ac.)
 All of: 62-62-29-02-54-000 (±5.39 Ac.)
 Total (±6.65 Ac.)
 Hartstone, Inc. (DR 851-24)
 All of: 62-62-29-03-01-000 (±3.77 Ac.)

SURVEYOR'S CERTIFICATION

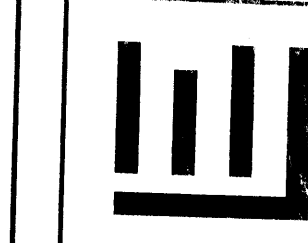
To: Midland Title Security, Inc.

This is to certify that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992, includes items 1, 3, 4, 6, 7a, 8, 10, 11a, b, and c of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification of an Urban Survey.



Jack D. Newcome
Reg. Surveyor No. 9321
Date 9-30-96

LOT #	Name of Adjoiner	Deed Reference
145	Rodger W. & Patricia West	Vol. 1102, Pg. 338
146	Louis J. Ryan	Vol. 1086, Pg. 505
147	Rodger W. & Patricia West	Vol. 1088, Pg. 92
148	Helen R. Cunningham	Vol. 569, Pg. 265
149		
150		
151		
152	Clara M. Ross & Jerry W. Rardon	Vol. 1102, Pg. 338
153		
154		
155	Rocky L. Lewis	Vol. 1071, Pg. 644
156	Vicki Jo Nichols	Vol. 1050, Pg. 588
157	Jackie Morosko	Vol. 988, Pg. 149
158		
159	Wanda Joyce Clark	



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P.O. Box 2671 Zanesville, Ohio 43702-2671
614-452-7434

HARTSTONE, INC.
SPRINGFIELD TOWNSHIP
MUSKINGUM COUNTY
ALTA/ACSM LAND TITLE SURVEY

By	Date	Scale	Revisions
JDN	09/23/96	1" = 50'	
SM		1" = 1/4"	
JDN		Field Book No.	
TTL			
Designed			
Drawn			
Checked			
Approved			
Project No.			
HART-847			
Sheet No.	07		