



Linn Engineering, Inc.

Civil Engineering Consultants

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

James Brothers, Inc. 7.00 ac. Split

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

Being a part of the lands now owned by James Brothers, Inc. (DR 1512-424, DR 1516-527, DR 1532-623, DR 1539-848) Third Quarter, Township 1, Range 7, United States Military Lands, and being more particularly described as follows:

Beginning at a railroad spike found at the southwest corner of Lot 16 of Richard Dickson's Subdivision as designated and delineated on Muskingum County Plat Book 1, Page 200; thence along the centerline of Coal Run Road (TR-241) North 40 degrees 26 minutes 51 seconds West for a distance of 59.01 feet to a point; thence through lands now owned by James Brothers, Inc. (DR 1512-424) North 22 degrees 08 minutes 32 seconds East for a distance of 230.82 feet to an iron pin set, passing an iron pin found at 28.41 feet;

thence continuing through said James' land the following two courses:

- 1) North 63 degrees 01 minutes 56 seconds West for a distance of 2.77 feet to a point;
- 2) North 69 degrees 19 minutes 04 seconds West for a distance of 77.67 feet to a iron pin found;

thence along the east right of way of relocated Adamsville Road (TR-694) the following three courses:

- 3) a curve to the right having a radius of 2626.26 feet, a central angle of 01 degree 47 minutes 50 seconds and a chord bearing North 45 degrees 10 minutes 07 seconds East a distance of 82.38 feet to a point;
- 4) North 46 degrees 04 minutes 02 seconds East for a distance of 183.10 feet to a point;
- 5) a curve to the left having a radius of 724.50 feet, a central angle of 08 degrees 54 minutes 56 seconds and a chord bearing North 41 degrees 36 minutes 34 seconds East a distance of 112.62 feet to an iron pin found;

thence through said James' lands South 57 degrees 15 minutes 21 seconds East for a distance of 428.94 feet to an iron pin set, passing an iron pin set at 347.61 feet;

thence through said James' lands South 24 degrees 46 minutes 53 seconds West for a distance of 690.55 feet to a point on the centerline of said Coal Run Road, passing an iron pin set at 665.50 feet;

thence along said centerline of Coal Run Road the following two courses:

- 1) North 45 degrees 42 minutes 21 seconds West 112.90 feet to a railroad spike found;
- 2) North 45 degrees 43 minutes 42 seconds West 320.04 feet to the place of beginning, containing 7.00 acres, more or less, subject to all applicable right of ways and easements, written or implied.

Iron pins set are 5/8 inch diameter by 30 inch long rebar with plastic identification caps.

Bearings on based on a survey of Lot 16 by Max Graves (Reg. No. 5792) of Richard Dickson's Subdivision as designated and delineated on Muskingum County Plat Book 1, Page 200.

This description is written based on a survey completed August 19, 2003 by Jack D. Newcome, Reg. No. 7321.

Jack D. Newcome
Reg. No. 7321

Date

**OFFICE COPY
NOT RECORDABLE**

PARCEL NO:

Part of: 70-70-40-02-02-000 (± 3.64 ac.)

Part of: 71-70-40-02-21-000 (± 3.12 ac.)

Part of: 70-70-40-02-36-000 (± 0.24 ac.)

RECEIVED/RECORDED
FOR MUSKINGUM COUNTY CLERK
BY AAJ
8-25-2003

70-40-02-21-001
70-40-02-02-002-
1370 ADAMSVILLE RD

SITUATED IN

The State of Ohio, County of Muskingum
Township of Washington, and being a part
of Quarter Township 3, T1, R7, U.S.M.L.

LEGEND

- Iron Pin Set, 5/8" rebar
- Iron Pin Found
- ▲ Railroad Spikes Found
- ▭ Parcel Number

PARCEL NO.

Part of: 70-70-40-02-02-000(±3.64 ac.)
Part of: 71-70-40-02-21-000(±3.12 ac.)
Part of: 70-70-40-02-30-000(±0.24 ac.)

C/L TR-694
ADAMSVILLE ROAD

F. Frame
DR 1081-581

LOT 12

James Brothers, Inc.
DR 1530-848

James Brothers, Inc.
DR 1512-424
±7.00 Acres

LOT 15

LOT 14

LOT 13

LOT 16

LOT 17

LOT 18

LOT 23

REFERENCES

DR 1516-520
DR 1532-823
DR 822-29
2 Surveys by Max Graves
2 Surveys by Linn Engineering

BASIS OF BEARING

Bearings are based on a survey of Lot 16 of
Richard Dickson's Subdivision Plot Book 1, Page 200
by Max Graves, Registered Surveyor #5782

CURVE TABLE

#	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	2628.26'	82.38'	82.38'	N45°10'07"E	1°47'50"
C2	724.50'	112.74'	112.62'	N41°36'34"E	8°54'56"

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

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Project No. JAMES-222



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