

Mark S. Hill, PEPS  
2387 High Point Dr.  
Zanesville, OH 43701

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DOWNING CO.  
7.647 Acres  
Part of Parcel 70-55-01-05-000

Situated in the State of Ohio, County of Muskingum, Township of Washington, being part of Quarter Township 3, Township 1 North, Range 7 West of the United States Military Lands, and further described as follows:

Beginning at an iron pin found at the Southeast corner of Lot #4 of Briarcliff Subdivision, Platbook 11, Page 16,

thence; along the west line of Cenval Property Management LLC, Deedbook 2187, Page 547, South 02 degrees 01 minutes 26 seconds East 359.00 feet to a 5/8 x 30-inch rebar set and capped M S Hill S-7536, hereafter referred to as iron pin set, said point being the true point of beginning,

thence; continuing along the west line of Cenval Property Management LLC, Deedbook 2187, Page 547, South 02 degrees 01 minutes 26 seconds East 598.80 feet to an iron pin found,

thence; along the north line of Inland Products Inc., Deedbook 425, Page 380, South 89 degrees 29 minutes 48 seconds West 530.69 feet to an iron pin found,

thence; along the east line of County of Muskingum, Deedbook 1135, Page 467, North 03 degrees 24 minutes 13 seconds West 640.27 feet to an iron pin set,

thence; along the south line of Jeffrey & Martha Prindle, Deedbook 2154, Page 765, South 86 degrees 14 minutes 01 seconds East 205.05 feet to an iron pin set,

thence; through the lands of Downing Co., Deedbook 514, Page 411, South 86 degrees 14 minutes 01 seconds East 343.66 feet to the true place of beginning, containing 7.647 acres, more or less.

Subject to a 50 foot wide easement having the centerline described as follows;

Beginning at an iron pin found at the Southeast corner of Lot #4 of Briarcliff Subdivision, Platbook 11, Page 16,

thence; North 58 degrees 12 minutes 47 seconds West 133.60 feet to a point in the center of Briarcliff Road, said point being the true point of beginning of the centerline being described,

thence; along a curve to the left having a radius of 50.00 feet, South 17 degrees 27 minutes 46 seconds West a chord length of 24.74 feet to a point,

thence; South 03 degrees 05 minutes 46 seconds West 136.18 feet to a point,

thence; South 17 degrees 49 minutes 52 seconds West 187.75 feet to a point,

thence; South 04 degrees 42 minutes 36 seconds West 77.61 feet to a point in the north line of parcel described above, said point being the end of the centerline being described.

This description prepared by Mark S. Hill, PS # 7536, based on a field survey conducted on July 25, 2009.

The undersigned grantee(s) hereby acknowledge(s) that (he, she, they) understand that the premises described herein is located upon a non-dedicated private street. Further, the grantee(s) understand that no government body is responsible for care and maintenance of said private street.



DESCRIPTION

APPROVED

By:

8/31/2009

APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR  
8/31/09  
Date Fee Paid

# PLAT OF SURVEY FOR DOWNING CO

QUARTER TOWNSHIP 3, T-1N, R-7W, OF THE UNITED STATES MILITARY LANDS  
STATE OF OHIO, MUSKINGUM COUNTY, WASHINGTON TOWNSHIP

DESCRIPTION

APPROVED

By:

*[Signature]* 8/11/2009

E BRIARCLIFF DR  
TR 1448

CURVE  
RADIUS= 50.00'  
DELTA= 28°38'52" LT  
ARC LENGTH= 25.00'  
CHORD BRG= S17°27'46"W  
CHORD LENGTH= 24.74'

SOUTHEAST CORNER OF LOT #4,  
BRIARCLIFF SUBDIVISION,  
PLAT BOOK 11, PAGE 16

JEFFREY & MARTHA PRINDLE  
OR 2154/765

DOWNING CO  
OR 514/411

E 50' EASEMENT

S04°42'36"W  
77.81'

S86°14'01"E  
205.05'

S86°14'01"E  
343.66'

CENVAL PROPERTY  
MANAGEMENT LLC  
OR 2'87/547

DOWNING CO  
OR 514/411

MUSKINGUM COUNTY RECORDER'S OFFICE  
PART OF 70-55-01-05-000 = ±7.647 ACRES

COUNTY OF  
MUSKINGUM  
OR 135/467

"The undersigned grantees hereby  
acknowledge(s) that (he, she, they)  
understand that the premises described  
herein is located upon a non-dedicated  
private street. Further, the grantees  
understand that no government body is  
responsible for care and maintenance of  
said private street."

APPROVED

MUSKINGUM COUNTY

PLANNING COMMISSION DIRECTOR

9/8/09

Date

Fee Paid

S89°29'48"W  
530.69'

INLAND PRODUCTS INC  
OR 425/380

## PERTINENT DOCUMENTS AND SURVEYS USED:

- DEED REFERENCES SHOWN
- TAX MAPS
- SURVEY RECORDS FOUND IN THE MUSKINGUM COUNTY ENGINEER'S OFFICE

## BASIS OF BEARING:

BEARINGS SHOWN HEREON ARE TO BE ASSUMED MERIDIAN  
AND ARE USED TO DENOTE ANGLES ONLY.

## LEGEND

- IRON PIN SET  $\frac{3}{8}$ "x30" w/CAP  
MARKED (M S HILL S-7536)
- IRON PIN FOUND
- △ PK NAIL SET
- POINT



## PLANS PREPARED BY:

MARK S. HILL P.E., P.S.

2387 HIGH POINT DRIVE  
ZANESVILLE, OH 43701  
(740)450-3650

I HEREBY CERTIFY THIS PLAT TO BE CORRECT



OFFICE COPY  
NOT RECORDABLE  
*[Signature]* 8/11/09

MARK HILL  
PSL # 7536

DATE: JULY 27, 2009