



# Linn Engineering, Inc.

*Civil Engineering Consultants*

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## INFINITE OPPORTUNITIES (OR 2004-540)

**TRACT ONE:** 73-51-01-01-001 2655 ODESSA DR.

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

Being a part of the Northeast Quarter of Section 4, Township 11, Range 13, Congress Lands East of the Scioto River, also being part of the lands now owned by Infinite Opportunities, LLC as the same is recorded in Muskingum County Official Record 2004-540 and being more particularly described as follows:

Beginning for reference at an iron pin found at the Southeast Corner of Section 14 of Wayne Township;

thence along the south line of said Section 14, North 87 degrees 02 minutes 20 seconds West 260.08 feet to an iron pin found on the northeast corner of said Section 4;

thence along the east line of said Section 4, South 02 degrees 42 minutes 43 seconds West 1298.32 feet to an iron pin set and the principal place of beginning;

thence continuing along said line South 02 degrees 42 minutes 43 seconds West 763.15 feet to a stone found on the northeast corner of lands now owned by Patrick and Teresa Paul (DR 921-231);

thence along said Paul's north line the following two courses:

- 1) South 88 degrees 16 minutes 38 seconds West 655.68 feet to an iron pin found;
- 2) North 72 degrees 16 minutes 01 seconds West 308.46 feet to an iron pin found on the southeast corner of lands now owned by Hanley and Bonita J. Hardin (DR 810-271);

thence along said Hardin's east line North 02 degrees 46 minutes 35 seconds East 805.73 feet to an iron pin set;

thence through said Infinite Opportunities lands the following three courses:

- 1) South 60 degrees 27 minutes 03 seconds East 491.13 feet to an iron pin set;
- 2) a curve to the left having a radius of 60.00 feet, a central angle of 197 degrees 15 minutes 29 seconds and a chord bearing South 82 degrees 42 minutes 12 seconds East a distance of 118.64 feet to an iron pin set;
- 3) North 70 degrees 42 minutes 01 seconds East 425.24 feet to the principal place of beginning;

containing 15.43 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.

### PARCEL NO.

Part of 73-73-51-01-01-000 (15.43 ac.) Tract One

**TRACT TWO (ingress/egress easement):**

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

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

Being a part of the Southeast Quarter of Section 14, Township 12, Range 13 and the Northeast Quarter of Section 4, Township 11, Range 13, Congress Lands East of the Scioto River, also being part of the lands now owned by Infinite Opportunities, LLC as the same is recorded in Muskingum County Official Record 2004-540 and being more particularly described as follows:

Beginning at an iron pin found at the Southwest Corner of Lot 13 of Millstone Meadows Phase 1 Subdivision as the same is designated and delineated on Muskingum County Plat Book 19, pages 84-86;

thence along the east line of a proposed access road the following eleven courses:

- 1) South 06 degrees 13 minutes 25 seconds East 12.13 feet to a point;
- 2) a curve to the right having a radius of 375.00 feet, a central angle of 22 degrees 08 minutes 41 seconds and a chord bearing South 04 degrees 50 minutes 56 seconds West a distance of 144.04 feet to a point;
- 3) South 15 degrees 55 minutes 16 seconds West 352.75 feet to a point;
- 4) a curve to the left having a radius of 325.00 feet, a central angle of 41 degrees 21 minutes 12 seconds and a chord bearing South 04 degrees 45 minutes 20 seconds East a distance of 229.51 feet to a point;
- 5) South 25 degrees 25 minutes 56 seconds East 67.10 feet to a point;
- 6) a curve to the right having a radius of 375.00 feet, a central angle of 7 degrees 08 minutes 52 seconds and a chord bearing South 21 degrees 51 minutes 30 seconds East a distance of 46.75 feet to a point;
- 7) a curve to the right having a radius of 375.00 feet, a central angle of 14 degrees 55 minutes 37 seconds and a chord bearing South 10 degrees 49 minutes 16 seconds East a distance of 97.42 feet to a point;
- 8) South 03 degrees 21 minutes 28 seconds East 459.21 feet to a point;
- 9) a curve to the left having a radius of 325.00 feet, a central angle of 60 degrees 18 minutes 09 seconds and a chord bearing South 33 degrees 30 minutes 32 seconds East a distance of 326.49 feet to a point;
- 10) South 63 degrees 39 minutes 37 seconds East 34.83 feet to a point;
- 11) a curve to the right having a radius of 375.00 feet, a central angle of 82 degrees 58 minutes 00 seconds and a chord bearing South 22 degrees 10 minutes 37 seconds East a distance of 496.80 feet to a point;

thence along the cul-de-sac of the proposed access road, on a curve to the right having a radius of 60.00 feet, a central angle of 310 degrees 36 minutes 20 seconds and a chord bearing North 66 degrees 31 minutes 52 seconds West a distance of 50.15 feet to a point;

thence along the west line of said proposed access road the following ten courses:

- 1) a curve to the left having a radius of 325.00 feet, a central angle of 82 degrees 19 minutes 30 seconds and a chord bearing North 22 degrees 29 minutes 52 seconds West a distance

- of 427.83 feet to a point;
- 2) North 63 degrees 39 minutes 37 seconds West 34.83 feet to a point;
  - 3) a curve to the right having a radius of 375.00 feet, a central angle of 60 degrees 18 minutes 09 seconds and a chord bearing North 33 degrees 30 minutes 32 seconds West a distance of 376.71 feet to a point;
  - 4) North 03 degrees 21 minutes 28 seconds West 459.21 feet to a point;
  - 5) a curve to the left having a radius of 325.00 feet, a central angle of 22 degrees 04 minutes 28 seconds and a chord bearing North 14 degrees 23 minutes 42 seconds West a distance of 124.44 feet to a point;
  - 6) North 25 degrees 25 minutes 56 seconds West 67.10 feet to a point;
  - 7) a curve to the right having a radius of 375.00 feet, a central angle of 41 degrees 21 minutes 12 seconds and a chord bearing North 04 degrees 45 minutes 20 seconds West a distance of 264.82 feet to a point;
  - 8) North 15 degrees 55 minutes 16 seconds East 352.75 feet to a point;
  - 9) a curve to the left having a radius of 325.00 feet, a central angle of 22 degrees 08 minutes 41 seconds and a chord bearing North 04 degrees 50 minutes 56 seconds East a distance of 124.83 feet to a point;
  - 10) North 06 degrees 13 minutes 25 seconds West 238.60 feet to a point at the centerline of Dietz Lane, passing an iron pin found at 36.16 feet on the southeast corner of Lot 12 of said Millstone Meadows Phase I Subdivisions and passing an iron pin found at 218.44 feet on the south right of way of Dietz Lane (40' R/W);

thence along the centerline of said Dietz Lane the following two courses:

- 1) South 89 degrees 03 minutes 40 seconds East 25.20 feet to a point;
- 2) North 80 degrees 55 minutes 59 seconds East 25.03 feet to a point;

thence along the west line of said Lot 13, South 06 degrees 13 minutes 25 seconds East 224.57 feet to the principal place of beginning, passing an iron pin found at 20.03 feet on the south right of way of said Dietz Lane;

containing 3.18 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.

**PARCEL NO.**

Part of 73-73-36-01-16-002 ( 1.05 ac.)	Tract Two
Part of 73-73-51-01-01-000 ( 2.13 ac.)	Tract Two
Total Easement Area ( 3.18 ac.)	

Bearings are based on NAD 83, Ohio State Plane Coordinate System, South Zone, Grid North, as per GPS observations made on February 9, 2006.

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

This description is written based on a survey completed November 7, 2007 by Timothy H. Linn, Reg. No. 7113.

Reg. No.

**OFFICE COPY  
NOT RECORDABLE**

Timothy H. Linn, Reg. No. 7113 Date 5/16/08

DESCRIPTION

APPROVED

By: *[Signature]* 6/24/08

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APPROVED

MINOR LOT SPLIT ONLY

MUSKINGUM COUNTY

PLANNING COMMISSION DIRECTOR

Date 6/24/08

Fee Paid

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