



# Linn Engineering, Inc.

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84-04-02-16 SNR

## Beitzel - Plat 25

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

Being a part of lands now owned by Beitzel Family Limited Partnership (DR 1125-794) and being more particularly bounded and described as follows:

Beginning for reference at an iron pipe found on the northeast corner of Lot 3 of Edmund Brush Subdivision as designated and delineated on Muskingum County Plat Book 1, Page 208; thence along the east line of lands now owned by Sarel Offinger (DR 1101-113) the following four courses:

- 1) South 09 degrees 48 minutes 01 seconds East for a distance of 242.17 feet to an iron pin found;
- 2) South 14 degrees 43 minutes 42 seconds East for a distance of 194.32 feet to an iron pipe found;
- 3) South 08 degrees 58 minutes 08 seconds East for a distance of 144.55 feet to an axle found on the northwest corner of lands now owned by G. Benton (OR 1599-20);
- 4) thence along said G. Benton's west line South 08 degrees 54 minutes 15 seconds East for a distance of 7.39 feet to a point on the northeast corner of lands now owned by Beitzel Family Limited Partnership (DR 1125-794);

thence along said Beitzel Family Limited Partnership's north line South 81 degrees 25 minutes 38 seconds West for a distance of 157.64 feet to an iron pin to be set after construction and the principal place of beginning;

thence through said Beitzel's lands the following two courses:

- 1) South 05 degrees 28 minutes 02 seconds East for a distance of 35.84 feet to a point;
- 2) South 44 degrees 03 minutes 01 seconds East for a distance of 176.96 feet to a point on the centerline of State Route 146;

thence along said centerline of State Route 146 South 83 degrees 46 minutes 03 seconds West for a distance of 126.59 feet to a point;

thence through said Beitzel's lands the following three courses:

- 1) North 41 degrees 13 minutes 33 seconds West for a distance of 125.78 feet to a point;
- 2) North 05 degrees 28 minutes 02 seconds West for a distance of 40.50 feet to a point;
- 3) North 36 degrees 41 minutes 43 seconds West for a distance 32.18 feet to an iron pin to be set after construction on said Offinger's southwest corner;

thence along said Offinger's south line North 81 degrees 25 minutes 38 seconds East 106.56 feet to the principal place of beginning;

containing 0.45 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.