



## **Linn Engineering, Inc.**

*Civil Engineering Consultants*

740-452-7434 • 1-800-991-7434

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

**Maria Adornetto Restaurant, Inc.**

**DR 564-622 Second Parcel**

**DR 662-57**

**DR 761-1**

Situated in the City of Zanesville, County of Muskingum, State of Ohio, bounded and described as follows:

Being all of Lots 6 and 7 of Daniel Convers East Addition as the same is designated and delineated on Muskingum County Deed Book A-O, Page 78; and being a part of Lots 11, 12 and 13 of Thompson's Addition as the same is designated and delineated on Muskingum County Deed Book A-O, Page 176; and being a part of unplatted lands situated east of Miller and Klemm's Subdivision as the same is designated and delineated on Muskingum County Deed Book 3, Page 117, and north of said Convers East Addition and southwest of said Thompson's Addition;

Beginning at an iron pipe found at the northeast corner of Lot 5 of said Miller and Klemm's Subdivision and the northwest corner of said Maria Adornetto Restaurant, Inc. land described in Deed Record 564-622 Second Parcel;

thence along the south line of Market Street, South 86 degrees 11 minutes 16 seconds East 104.10 feet to the northwest corner of lands now or formerly owned by Nina C. Bealmear as described in Deed Record 488-350 and to the northeast corner of said Maria Adornetto Restaurant, Inc. land described in Deed Record 761-1, passing the northeast corner of Maria Adornetto Restaurant, Inc. land described in Deed Record 564-622, Second Parcel at 54.8 feet;

thence along the west line of said Bealmear and the east line Maria Adornetto Restaurant, Inc. land described in Deed Record 761-1 South 05 degrees 59 minutes 48 seconds West 93.94 feet to the northeast corner of Lot 7 of said Convers East Addition;

thence along the east line of said Lot 7, South 00 degrees 17 minutes 31 seconds East 100.00 feet to the southwest corner of lands now or formerly owned by John J. Jasper, Michael E. Watton and Janet L. Watton as described in Deed Record 803-198 and to the southeast corner of said Lot 7 on the north line of Greenwood Avenue, said southeast corner also being the southeast corner of Maria Adornetto Restaurant, Inc. land described in Deed Record 662-57, Parcel Two;

thence along the south line of Lots 6 and 7 of said Convers East Addition and the north line Greenwood Avenue, South 89 degrees 42 minutes 29 seconds West 100.00 feet to an iron pin set at the southwest corner of said Lot 6 and at the southwest corner of Maria Adornetto Restaurant, Inc. land described in Deed Record 662-57, First Parcel, passing the southwest corner of Maria Adornetto Restaurant, Inc. land described in Deed Record 662-57, Parcel Two at 63.3 feet;

thence along the east line of lands now or formerly owned by Mansor Family Company, LLC as described in Official Record 1777-427 and lands now or formerly owned by Catherine Rebecca Rogers as described in Official Record 2059-580, North 01 degrees 32 minutes 58 seconds East 200.93 feet to the place of beginning, passing the northwest corner of said Maria Adornetto Restaurant, Inc. land described in Deed Record 662-57, First Parcel at 108.1 feet, containing 0.45 acres more or less, subject to all legal road right of ways and applicable easements, written or implied.

Subject to the right of way or use by the owners of the property adjacent to and upon the North and East of the lands described in Deed Record 662-57, First Parcel of a portion of said land upon the Northerly end approximately 3.1 feet in width and extending across the entire Northerly end. There is also granted as an appurtenance to said property the right to use a private alley running Southwardly from Market Street. Said private alley is described in Deed Record 761-1 as a strip of land 4.5 feet wide off the west side of the lot together with the right to travel over and an easement upon a strip of ground 4.5 feet wide immediately adjoining said premises on the west.

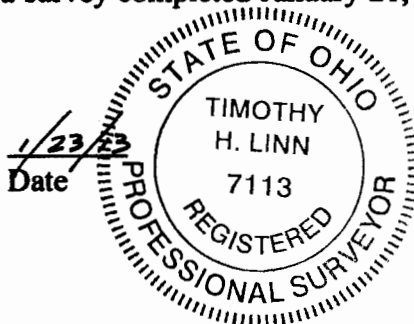
There is also granted an easement over a strip across the south end of lands described in Deed Record 761-1 being 13.4 feet wide at its west end and 11.4 feet wide on its east end.

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

Bearings are based on Ohio State Plane Coordinate System, South Zone from GPS observations made on October 26 and December 20, 2012.

This description is written based on a survey completed January 21, 2013 by Timothy H. Linn, Reg. No. 7113.

**OFFICE COPY**  
**NOT RECORDABLE**



**PARCEL NO.:**

All of Parcel No.: 80-84-26-05-22-000 (0.050 ac)

All of Parcel No.: 80-84-26-05-23-000 (0.052 ac)

All of Parcel No.: 80-84-26-05-24-000 (0.115 ac)

All of Parcel No.: 80-84-26-05-41-000 (0.092 ac)

All of Parcel No.: 80-84-26-05-42-000 (0.032 ac)

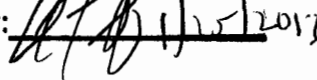
All of Parcel No.: 80-84-26-05-43-000 (0.117 ac)

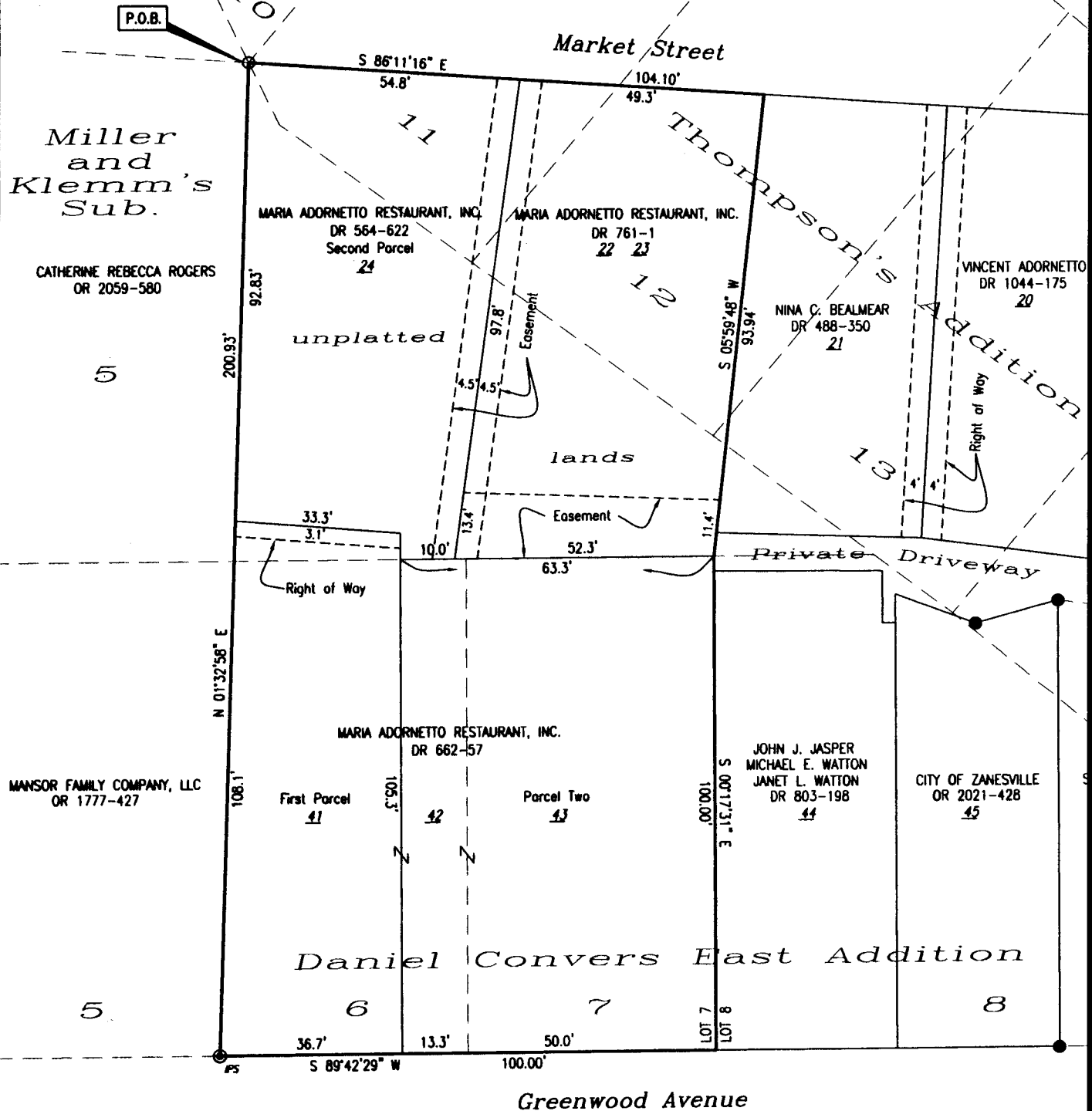
Area in parentheses is per the Auditor records and totals 0.458 acres.

Total area per survey is 0.45 acres.

**DESCRIPTION**

**APPROVED**

By:  1/25/2013



### SITUATED IN

City of Zanesville, County of Muskingum, State of Ohio. Being all of Lots 6 and 7 of Daniel Convers East Addition as the same is designated and delineated on Muskingum County Deed Book A-0, Page 78; and being part of Lots 11, 12 and 13 of Thompson's Addition as the same is designated and delineated on Muskingum County Deed Book A-0, Page 176; and being part of unplatted lands situated east of Miller and Klemm's Subdivision as the same is designated and delineated on Muskingum County Deed Book 3, Page 117, and north of said Convers East Addition and southwest of said Thompson's Addition.

### LEGEND

- IPS Iron Pin Set, 5/8" rebar
- Iron Pin Found
- Pipe Found
- ★ PK Nail Set
- Z— Property Hook
- [P.O.B.] Point of Beginning
- 42 Parcel Number

### DESCRIPTION

APPROVED

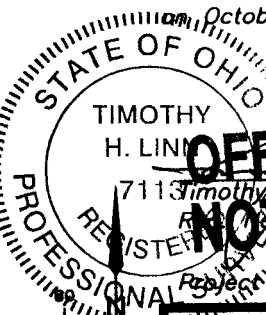
By: *[Signature]* 1/23/13

### BASIS OF BEARING

Bearing are based on Ohio State Plane Coordinate System, South Zone from GPS observations made on October 26 and December 20, 2012.

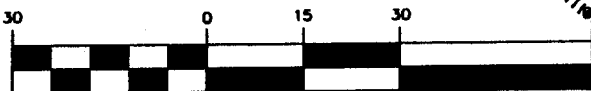
### PARCEL NO.

All of: 84-26-05-22-000 (0.050 ac)  
All of: 84-26-05-23-000 (0.052 ac)  
All of: 84-26-05-24-000 (0.115 ac)  
All of: 84-26-05-41-000 (0.092 ac)  
All of: 84-26-05-42-000 (0.032 ac)  
All of: 84-26-05-43-000 (0.117 ac)  
Area in parenthesis is per the Auditor records and totals 0.458 acres.  
Total area per survey is ±0.45 acres.



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Project No.: DG-960



1 inch = 30 ft.



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