

84-37-01-01-002  
84-60-01-06-004



**Linn Engineering, Inc.**

*Civil Engineering Consultants*

740-452-7434 • 1-800-991-7434

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

**Zanesville Lodging, LLC**

**Split from OR 2131-713 (1.98 ac) and OR 2133-33 (0.35 ac)  
2.33 acres**

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

Being a part of Lot "L" of the Underwood Urban Renewal as designated and delineated on Plat Book 16, Page 24 and being a part of the new Fourth Ward (formerly Third Ward) in the City of Zanesville and being a part of the Third Quarter, Township 1, Range 7, United States Military Lands, and more particularly described as follows:

Beginning at an iron pin found on the northwest corner of the intersection of Elbow Alley and Water Works Alley as delineated on the plat of Spangler and Finley's First Addition to the Town (now City) of Zanesville, Plat Book 2, Page 27;

thence along the north line of said Elbow Alley North 89 degrees 29 minutes 11 seconds West 191.77 feet to an axle found on the northeast corner of lands now owned by Steven R. Fowler (OR 2241-837);

thence with the north line of said Fowler and the north line of lands now owned by Blandy Hill Development Corp. (DR 918-266) North 89 degrees 35 minutes 48 seconds West 354.73 feet to an iron pin set on the south line of Spring Street as delineated on the plat of the Underwood Urban Renewal (PB 16, Pg 24);

thence across the east end of Spring Street North 26 degrees 32 minutes 50 seconds East 66.05 feet to an iron pin set on the north line of Spring Street;

thence along said north line North 87 degrees 36 minutes 42 seconds West 77.32 feet to an iron pin set;

thence through the lands of Zanesville Lodging, LLC (OR 2133-313) the following five (5) courses:

- 1) with a curve turning to the left with an arc length of 23.29 feet, with a radius of 110.90 feet, with a chord bearing of North 32 degrees 52 minutes 48 seconds East, with a chord length of 23.25 feet;
- 2) North 26 degrees 51 minutes 48 seconds East 169.23 feet;
- 3) North 30 degrees 55 minutes 22 seconds East 9.32 feet;
- 4) thence with a curve turning to the right with an arc length of 49.50 feet, with a radius of 43.09 feet, with a chord bearing of North 63 degrees 59 minutes 52 seconds East, with a chord length of 46.82 feet;
- 5) South 83 degrees 05 minutes 27 seconds East 41.45 feet to a point of the east line of said Zanesville Lodging, LLC (OR 2133-313);



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thence through the lands of Zanesville Lodging, LLC (OR 2131-713) the following eleven (11) courses:

- 1) South 83 degrees 05 minutes 27 seconds East 75.29 feet;
- 2) South 70 degrees 58 minutes 19 seconds East 4.46 feet;
- 3) South 31 degrees 44 minutes 21 seconds East 2.28 feet;
- 4) South 18 degrees 07 minutes 23 seconds East 23.24 feet;
- 5) South 14 degrees 53 minutes 07 seconds East 30.44 feet;
- 6) thence with a curve turning to the left with an arc length of 28.25 feet, with a radius of 49.43 feet, with a chord bearing of South 24 degrees 20 minutes 55 seconds East, with a chord length of 27.87 feet;
- 7) South 40 degrees 43 minutes 25 seconds East 22.85 feet;
- 8) thence with a curve turning to the left with an arc length of 36.66 feet, with a radius of 50.92 feet, with a chord bearing of South 67 degrees 30 minutes 59 seconds East, with a chord length of 35.88 feet;
- 9) South 88 degrees 55 minutes 51 seconds East 66.45 feet;
- 10) North 86 degrees 32 minutes 08 seconds East 47.00 feet;
- 11) South 84 degrees 54 minutes 12 seconds East 167.52 feet to an iron pin set on the west line of said Water Works Alley;

thence with west line of Water Works Alley South 08 degrees 00 minutes 49 seconds West 128.13 feet to the place of beginning, containing 2.33 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.

**The above described 2.33 acre parcel is subject to the following easement for Natural Gas Service, being more particularly described as follows:**

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

Being a part of the new Fourth Ward (formerly Third Ward) in the City of Zanesville and being a part of the Third Quarter, Township 1, Range 7, United States Military Lands, and more particularly described as follows:

Beginning for reference at an iron pin found on the northwest corner of the intersection of Elbow Alley and Water Works Alley as delineated on the plat of Spangler and Finley's First Addition to the Town (now City) of Zanesville, Plat Book 2, Page 27;

thence along the west line of said Water Works Alley North 08 degrees 00 minutes 49 seconds East 128.13 feet to an iron pin set;

thence through lands now owned by Zanesville Lodging, LLC (OR 2131-713) North 84 degrees 54 minutes 12 seconds West 140.53 feet to the principal place of beginning of this easement;

thence through lands now owned by Zanesville Lodging, LLC (OR 2131-713) the following ten (10) courses:

- 1) South 06 degrees 47 minutes 25 seconds West 122.23 feet;
- 2) North 89 degrees 46 minutes 15 seconds West 107.04 feet;
- 3) South 85 degrees 27 minutes 20 seconds West 189.40 feet to a point on the north line of lands now owned by Blandy Hill Development Corp (DR 918-266);
- 4) along said Blandy Hill Development's north line North 89 degrees 35 minutes 46 seconds West 114.08 feet to an iron pin set;
- 5) along the east end of Spring Street North 26 degrees 32 minutes 50 seconds East 20.48 feet;
- 6) South 83 degrees 43 minutes 09 seconds East 11.22 feet;
- 7) North 85 degrees 27 minutes 20 seconds East 266.59 feet;
- 8) South 89 degrees 46 minutes 15 seconds East 106.57 feet;
- 9) North 06 degrees 47 minutes 25 seconds East 99.84 feet;
- 10) South 84 degrees 54 minutes 12 seconds East 20.01 feet to the principal place of beginning, containing 0.267 acres, more or less.



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**The above described 2.33 acre parcel is subject to the following easement for Sanitary Sewer Service, being more particularly described as follows:**

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

Being a part of the new Fourth Ward (formerly Third Ward) in the City of Zanesville and being a part of the Third Quarter, Township 1, Range 7, United States Military Lands, and more particularly described as follows:

Beginning for reference at an iron pin found on the northwest corner of the intersection of Elbow Alley and Water Works Alley as delineated on the plat of Spangler and Finley's First Addition to the Town (now City) of Zanesville, Plat Book 2, Page 27;

thence along the west line of said Water Works Alley North 08 degrees 00 minutes 49 seconds East 128.13 feet to an iron pin set;

thence through lands now owned by Zanesville Lodging, LLC (OR 2131-713) North 84 degrees 54 minutes 12 seconds West 167.52 feet;

thence South 86 degrees 32 minutes 08 seconds West 47.00 feet;

thence North 88 degrees 55 minutes 51 seconds West 30.67 feet to the principal place of beginning of this easement;

thence through lands now owned by Zanesville Lodging, LLC (OR 2131-713) the following eight (8) courses:

- 1) South 08 degrees 00 minutes 36 seconds West 122.27 feet;
- 2) South 85 degrees 27 minutes 20 seconds West 189.40 feet to a point on the north line of lands now owned by Blandy Hill Development Corp (DR 918-266);
- 3) along said Blandy Hill Development's north line North 89 degrees 35 minutes 46 seconds West 114.08 feet to an iron pin set;
- 4) along the east end of Spring Street North 26 degrees 32 minutes 50 seconds East 20.48 feet;
- 5) South 83 degrees 43 minutes 09 seconds East 11.22 feet;
- 6) North 85 degrees 27 minutes 20 seconds East 266.59 feet;
- 7) North 08 degrees 00 minutes 36 seconds East 98.40 feet;
- 8) South 88 degrees 55 minutes 51 seconds East 20.15 feet to the principal place of beginning, containing 0.208 acres, more or less.

**There is appended to the above described 2.33 acre parcel, the following easement for Access and Utilities, being more particularly described as follows:**

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

Being a part of Lot "L" of the Underwood Urban Renewal as designated and delineated on Plat Book 16, Page 24 and being a part of the new Fourth Ward (formerly Third Ward) in the City of Zanesville and being a part of the Third Quarter, Township 1, Range 7, United States Military Lands, and more particularly described as follows:

Beginning for reference at an iron pin found on the northwest corner of the intersection of Elbow Alley and Water Works Alley as delineated on the plat of Spangler and Finley's First Addition to the Town (now City) of Zanesville, Plat Book 2, Page 27;

thence along the north line of said Elbow Alley North 89 degrees 29 minutes 11 seconds West 191.77 feet to an axle found on the northeast corner of lands now owned by Steven R. Fowler (OR 2241-837);

thence with the north line of said Fowler and the north line of lands now owned by Blandy Hill Development Corp. (DR 918-266), North 89 degrees 35 minutes 48 seconds West 354.73 feet to



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an iron pin set on the south line of Spring Street as delineated on the plat of the Underwood Urban Renewal (PB 16, Pg 24);

thence across the east end of Spring Street North 26 degrees 32 minutes 50 seconds East 66.05 feet to an iron pin set on the north line of Spring Street;

thence along said north line, North 87 degrees 36 minutes 42 seconds West 77.32 feet to an iron pin set and the principal place of beginning of the access and utility easement;

thence through the lands of Zanesville Lodging, LLC (OR 2133-313) the following five (5) courses:

- 1) with a curve turning to the left with an arc length of 23.29 feet, with a radius of 110.90 feet, with a chord bearing of North 32 degrees 52 minutes 48 seconds East, with a chord length of 23.25 feet;
- 2) North 26 degrees 51 minutes 48 seconds East 169.23 feet;
- 3) North 30 degrees 55 minutes 22 seconds East 9.32 feet;
- 4) thence with a curve turning to the right with an arc length of 49.50 feet, with a radius of 43.09 feet, with a chord bearing of North 63 degrees 59 minutes 52 seconds East, with a chord length of 46.82 feet;
- 5) South 83 degrees 05 minutes 27 seconds East 41.45 feet to a point of the west line of Zanesville Lodging, LLC (OR 2131-713);

thence through the lands of Zanesville Lodging, LLC (OR 2131-713) the following ten (10) courses:

- 1) South 83 degrees 05 minutes 27 seconds East 75.29 feet;
- 2) South 70 degrees 58 minutes 19 seconds East 4.46 feet;
- 3) South 31 degrees 44 minutes 21 seconds East 2.28 feet;
- 4) South 18 degrees 07 minutes 23 seconds East 23.24 feet;
- 5) South 14 degrees 53 minutes 07 seconds East 30.44 feet;
- 6) thence with a curve turning to the left with an arc length of 28.25 feet, with a radius of 49.43 feet, with a chord bearing of South 24 degrees 20 minutes 55 seconds East, with a chord length of 27.87 feet;
- 7) South 40 degrees 43 minutes 25 seconds East 22.85 feet;
- 8) thence with a curve turning to the left with an arc length of 36.66 feet, with a radius of 50.92 feet, with a chord bearing of South 67 degrees 30 minutes 59 seconds East, with a chord length of 35.88 feet;
- 9) South 88 degrees 55 minutes 51 seconds East 66.45 feet;
- 10) North 86 degrees 32 minutes 08 seconds East 47.00 feet to a point;

thence continuing through the lands of Zanesville Lodging, LLC (OR 2131-713) the following six (6) courses:

- 1) North 33 degrees 49 minutes 28 seconds West 35.20 feet;
- 2) North 83 degrees 18 minutes 25 seconds West 106.82 feet;
- 3) thence with a curve turning to the right with an arc length of 12.59 feet, with a radius of 8.00 feet, with a chord bearing of North 38 degrees 14 minutes 23 seconds West, with a chord length of 11.33 feet;
- 4) North 06 degrees 49 minutes 39 seconds East 56.10 feet;
- 5) thence with a curve turning to the left with an arc length of 39.21 feet, with a radius of 25.00 feet, with a chord bearing of North 38 degrees 06 minutes 13 seconds West, with a chord length of 35.31 feet;
- 6) North 83 degrees 02 minutes 05 seconds West 114.73 feet to a point on the west line of said Zanesville Lodging, LLC (OR 2133-313);

thence through the lands of Zanesville Lodging, LLC (OR 2133-313) the following three (3) courses:

- 1) North 87 degrees 34 minutes 27 seconds West 26.58 feet;
- 2) North 82 degrees 22 minutes 50 seconds West 7.88 feet;
- 3) North 63 degrees 50 minutes 46 seconds West 102.28 feet to a point of the west line of Zanesville Lodging, LLC (OR 2133-313);

thence with west line of said Zanesville Lodgings lands the following three (3) courses:

- 1) South 26 degrees 09 minutes 14 seconds West 64.06 feet to an iron pin found on the southeast corner of land now owned by Buckeye Supply Co. (DR 1038-263);



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- 2) North 87 degrees 57 minutes 36 seconds West 1.68 feet to an iron pin found on the northeast corner of lands now owned by H.I. Management of Zanesville, Inc. (OR 1935-781);
- 3) South 28 degrees 39 minutes 46 seconds West 238.51 feet to an iron pin found on the southeast corner of said lands now owned by H.I. Management of Zanesville, Inc. (OR 1935-781) and the said north line of Spring Street;

thence along said north line, the following two (2) courses:

- 1) South 86 degrees 59 minutes 12 seconds East 11.15 feet to an iron pin found;
- 2) South 87 degrees 36 minutes 42 seconds East 75.89 feet to the principal place of beginning, containing 0.84 acres, more or less.

**There is appended to the above described 2.33 acre parcel, the following easement for Water Service, being more particularly described as follows:**

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

Being a part of the new Fourth Ward (formerly Third Ward) in the City of Zanesville and being a part of the Third Quarter, Township 1, Range 7, United States Military Lands, and more particularly described as follows:

Beginning for reference at an iron pin found on the northwest corner of the intersection of Elbow Alley and Water Works Alley as delineated on the plat of Spangler and Finley's First Addition to the Town (now City) of Zanesville, Plat Book 2, Page 27;

thence along the west line of said Water Works Alley North 08 degrees 00 minutes 49 seconds East 128.13 feet to an iron pin set;

thence through lands now owned by Zanesville Lodging, LLC (OR 2131-713) North 84 degrees 54 minutes 12 seconds West 114.28 feet to the principal place of beginning of this easement;

thence through lands now owned by Zanesville Lodging, LLC (OR 2131-713) the following eight (8) courses:

- 1) North 84 degrees 54 minutes 12 seconds West 20.01 feet;
- 2) North 07 degrees 07 minutes 18 seconds East 203.29 feet;
- 3) North 32 degrees 09 minutes 54 seconds East 71.43 feet;
- 4) North 39 degrees 59 minutes 27 seconds East 204.04 feet to a point on the east line of said Zanesville Lodging lands and on the west line of said Water Works Alley;
- 5) along the east line of Zanesville Lodging and the west line Water Works Alley South 08 degrees 00 minutes 49 seconds West 37.77 feet;
- 6) South 39 degrees 59 minutes 27 seconds West 170.63 feet;
- 7) South 32 degrees 09 minutes 54 seconds West 65.62 feet;
- 8) South 07 degrees 07 minutes 18 seconds West 198.14 feet to the principal place of beginning, containing 0.21 acres, more or less.

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

Bearings are based on those in Zanesville Lodging, LLC OR 2133-313 which are based on a survey by Mark J. Eicher, PS #8233 dated October 11, 2007.

This description is written based on a survey completed October 27, 2014 by Timothy H. Linn, Reg. No. 7113.

**OFFICE COPY**  
**NOT RECORDABLE**  
Timothy H. Linn, PS, Reg. No. 7113

**PARCEL NO.:**

Part of Parcel No.: 80-84-37-01-01-000

Part of Parcel No.: 80-84-60-01-06-003

Total

(1.98 ac.)  
(0.35 ac.)  
(2.33 ac.)

12/4/14  
Date

DESCRIPTION  
APPROVED  
By: *[Signature]* 12/9/14





APPROVED BY CITY PLANNING COMMISSION,  
ZANESVILLE, OHIO;  
NO PLAT REQUIRED

*2-17-15*

# PLAT OF SPLIT and EASEMENTS FOR WATER SERVICE and ACCESS / UTILITIES

## SITUATED IN

The City of Zanesville, County of Muskingum, State of Ohio.

## BASIS OF BEARING

Based upon those in Zanesville Lodging, LLC OR  
2133-313 which are based on a survey by Mark J.  
Eicher, PS #8233 dated October 11, 2007.

DESCRIPTION  
APPROVED

By: *12/19/2014*

## PARCEL NO.

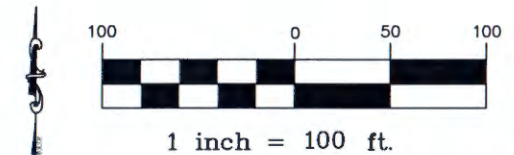
Part Of: 80-84-37-01-01-000 (1.98 Ac.)  
Part Of: 80-84-60-01-06-003 (0.35 Ac.)  
Total: 2.33 Ac.

## REFERENCES

DR 918-266  
DR 1038-263  
OR 1935-781  
OR 2131-713  
OR 2133-313  
OR 2241-837  
Plat Book 2, Page 27  
Plat Book 16, Page 24

## LEGEND

- Iron Pin Set, 5/8" Rebar
- Iron Pin Found, 5/8" Rebar
- Axle Found
- P.O.B. Place of Beginning
- P.P.O.B. Principal Place of Beginning
- Easement



P.O.B.  
IRON PIN FOUND ON THE NORTHWEST CORNER  
OF THE INTERSECTION OF ELBOW ALLEY AND  
WATER WORKS ALLEY AS DELINEATED ON THE  
PLAT OF SPANGLER AND FINLEY'S FIRST  
ADDITION TO TOWN (NOW CITY) OF ZANESVILLE,  
PLAT BOOK 2, PAGE 27.



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Project No.: HIE-1441

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