



# Linn Engineering, Inc.

*Civil Engineering Consultants*

740-452-7434 • 1-800-991-7434

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

**F.J. Grant, Trustee**

**Official Record 1884-270 and 1080-507**

**Official Record 1079-488 and 1079-486**

**0.70 Acre**

**Tract 1:** Situated in the City of Zanesville, County of Muskingum, State of Ohio, bounded and described as follows:

Being all of Lot 1 and 2 of Square Eighteen of the City of Zanesville as the same is designated and delineated on Muskingum County Deed Book E, Page 444 and being all of the lands now owned by F.J. Grant, Trustee as recorded in Muskingum County Official Record 1884-270 and Deed Record 1080-507, and more particularly described as follows:

Beginning at the northeast corner of Lot 1 of Square Eighteen of the City of Zanesville as the same is designated and delineated on Muskingum County Deed Book E, Page 444, said northeast corner is referenced by the northeast corner of an existing building, currently know as the Travelodge and also being the intersection of the south line of Market Street (66' R/W) and the west line of Cypress Alley (16.5' R/W);

thence along said west line of Cypress Alley (16.5' R/W), South 00 degrees 00 minutes 00 seconds East, 133.00 feet to a drill hole on the southeast corner of Lot 2 of said Square Eighteen, also being the northeast corner of the lands now owned by Central Presbyterian Church (DR 9-115), passing the southeast building corner of said Travelodge at 132.49 feet;

thence along said Central Presbyterian Church's north line North 90 degrees 00 minutes 00 seconds West 135.32 feet to a point on the east line of Sixth Street (66' R/W), said point is referenced by the southwest building corner of said Travelodge bearing North 75 degrees 09 minutes 59 seconds East, 1.32 feet;

thence along the east line of said Sixth Street, North 00 degrees 00 minutes 00 seconds East 133.00 feet to a point at the intersection with the south line of Market Street (66' R/W), said point is referenced by the southeast corner of a traffic box in the sidewalk bearing North 05 degrees 12 minutes 38 seconds West 0.94 feet;

thence along the south line of said Market Street North 90 degrees 00 minutes 00 seconds East, 135.32 feet to the place of beginning, containing 0.42 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.

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:

A perpetual easement and right of way in common with the Central Presbyterian Church (DR 9-115), in a strip of ground four feet in width off of the north side of certain premises owned by Central Presbyterian Church, which premises are described as follows, to-wit: Situated in the Town of Zanesville, in the County of Muskingum and State of Ohio, commencing at a point on the east side of Sixth Street in said town sixty-three (63) feet north of Fountain Alley; thence running due north sixty-six (66) feet along said Cypress Alley; thence due west to the place of beginning; being part of Lot Three (3) in Square Eighteen (18), and being the same premises conveyed by James Culbertson and wife to The Presbyterian Church of Zanesville, Ohio, by deed dated June 15, 1846.

**Tract 2:** Situated in the City of Zanesville, County of Muskingum, State of Ohio, bounded and described as follows:

Being part of Lot 9 and all of Lot 10 of Square Eighteen of the City of Zanesville as the same is designated and delineated on Muskingum County Deed Book E, Page 444 and being all of the lands now owned by F.J. Grant, Trustee as recorded in Muskingum County Deed Record 1079-488 and 1079-486, and more particularly described as follows:

Beginning at an iron pin set at the southwest corner of Lot 10 of Square Eighteen of the City of Zanesville as the same is designated and delineated on Muskingum County Deed Book E, Page 444, also being on the east line of Cypress Alley (16.5' R/W);

thence along said east line North 00 degrees 00 minutes 00 seconds East, 66.48 feet to an iron pin set on the northwest corner of said Lot 10, also being the southwest corner of the lands now owned by Earnest Endeavors, LLC (OR 2195-348);

thence leaving said east line of Cypress Alley (16.5' R/W) and along the said Earnest Endeavors, LLC south line, North 89 degrees 59 minutes 52 seconds East, 67.54 feet to a point on the southeast corner of an alley 4' in width, said point also being the southwest corner of the lands now owned by F.J. Grant, Trustee (DR 1079-488);

thence with said west line of F.J. Grant, Trustee's lands, North 00 degrees 00 minutes 02 seconds East, 43.00 feet to an iron pin set, passing an iron pin set for reference at 2.00 feet;

thence leaving said west line and along the south line of the lands now owned by Jeffery L. Dutro (DR 1148-951), North 89 degrees 59 minutes 51 seconds East, 68.14 feet to a point on the west line of Seventh Street (49.5' R/W), passing an iron pin set at 66.00 feet;

thence with the west line of said Seventh Street (49.5' R/W), South 00 degrees 20 minutes 00 seconds East, 109.25 feet to a point on the northeast corner of the lands now owned by Central Presbyterian Church (DR 946-129), said point is referenced by a drill hole in concrete on the top of a bollard post bearing South 81 degrees 58 minutes 03 seconds West, 3.26 feet;

thence with the north line of said Central Presbyterian Church's lands, South 89 degrees 54 minutes 00 seconds West, 136.31 feet to the place of beginning, containing 0.28 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.

Bearings are based on the north line of Lot 1 as being North 90 degrees 00 minutes 00 seconds East as previously surveyed by Robert B. Pinnick, PS, dated June, 1962.

This description is written based on an actual field survey performed on July 27, 2010 and a previous survey of the area by Robert B. Pinnick, PS dated June, 1962.

**OFFICE COPY  
NOT RECORDABLE**

Timothy H. Linn  
Reg. No. 7113

STATE OF OHIO  
TIMOTHY LINN  
7113  
PROFESSIONAL SURVEYOR

8/12/10  
Date

PARCEL NO.:

Tract 1

All of Parcel No.: 80-84-58-03-03-000 (+/- 0.31 acres)

80-84-58-03-04-000 (+/- 0.11 acres)

Total (+/- 0.42 acres)

Tract 2

All of Parcel No.: 80-84-58-03-08-000 (+/- 0.21 acres)

80-84-58-03-09-000 (+/- 0.07 acres)

Total (+/- 0.28 acres)

DESCRIPTION  
APPROVED  
By: [Signature] 8/12/2010



### LEGEND

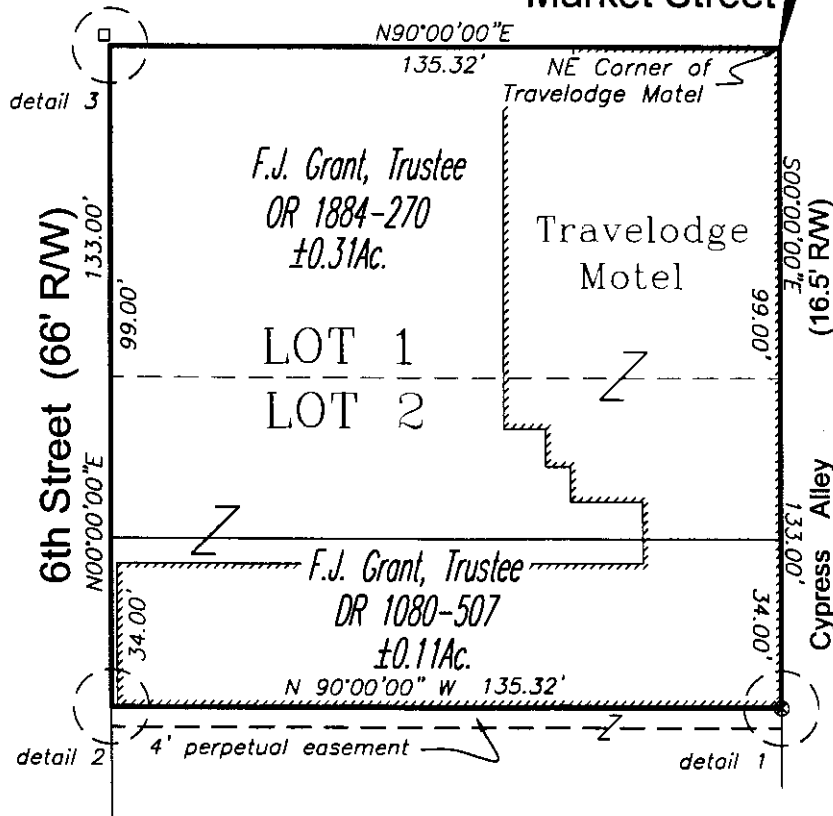
- Iron Pin Set, 5/8" rebar
- ⊕ Drill Hole Set
- Z- Property Hook
- ===== Building Line

### Tract 1

P.O.B- Northeast Corner, Lot 1,  
Square Eighteen, City of Zanesville,  
as per plat in DB E, Pg. 444.

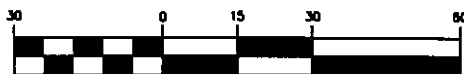
### Market Street

### (66' R/W)



Central Presbyterian Church  
DR 9-115

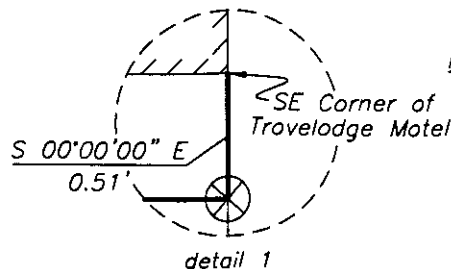
### GRAPHIC SCALE



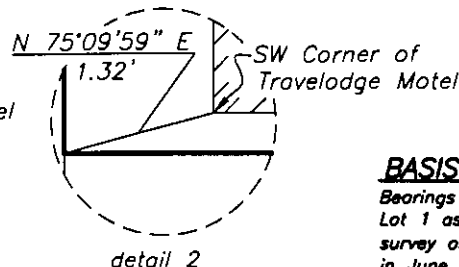
( IN FEET )  
1 inch = 30 ft.

### Tract 2

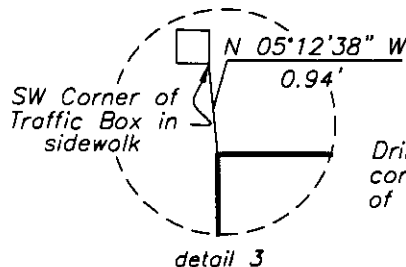
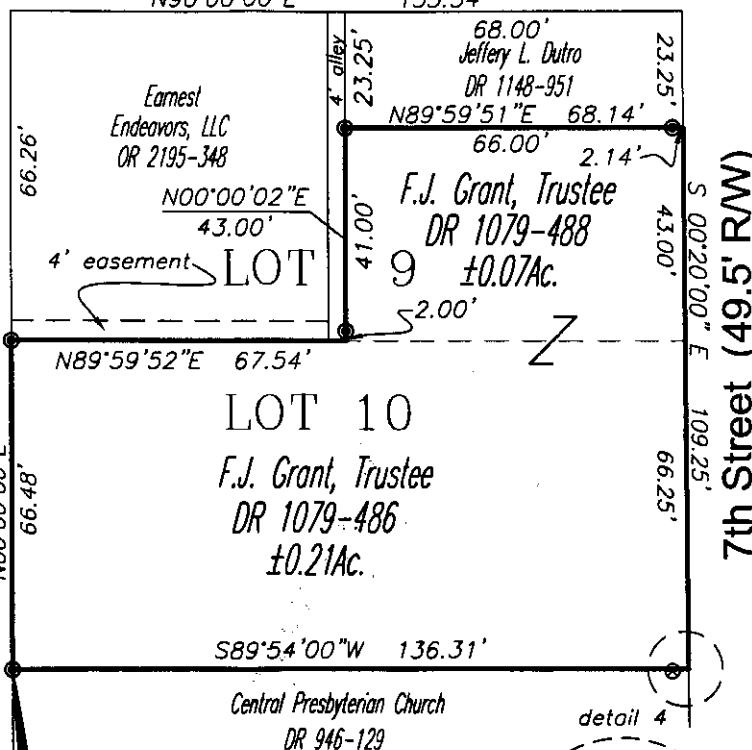
P.O.B- Southwest Corner, Lot 10,  
Square Eighteen, City of Zanesville,  
as per plat in DB E, Pg. 444.



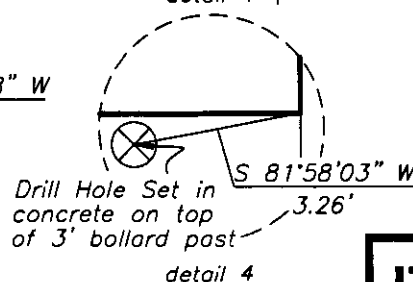
detail 1



detail 2



detail 3



detail 4

### SITUATED IN

The State of Ohio, County of Muskingum  
City of Zanesville, Square 18.

### BASIS OF BEARING

Bearings are based on the north line of  
Lot 1 as being N90°00'00"E as per previous  
survey of area by Robert B. Pinnick, P.S.  
in June 1962.

### DESCRIPTION

APPROVED

By: *[Signature]* 8/13/2010

### NOTE:

Survey Plat and Description are based on an actual field  
survey performed on July, 27 2010 and a previous survey  
of the area by Robert B. Pinnick, PS dated June, 1962.

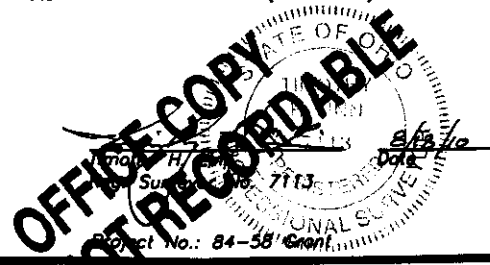
### REFERENCES

Previous Survey of area  
by Robert B. Pinnick.

DR E-444	OR 1080-507
DR 434-367	DR 9-115
DR 1080-508	DR 946-129
DR 1148-951	OR 1884-270
DR 1079-488	DR 2195-348
DR 1079-486	

### PARCEL NO.

All of: 84-58-03-03-000(±0.31 ac.)	} Tract 1
84-58-03-04-000(±0.11 ac.)	
84-58-03-08-000(±0.21 ac.)	
84-58-03-09-000(±0.07 ac.)	} Tract 2
Total	



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