



Linn Engineering, Inc.

Civil Engineering Consultants

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86-32-01-01-015
3539 CLIFFHANGER WAY

Cliffhanger Properties, LLC

Parcel "C"

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

Being a part of Colony North, a Planned Unit Development as designated and delineated on Muskingum County Plat Book 14, Pages 89, 90 and 91 and being more particularly described as follows:

Beginning for reference at an iron pin found at the Northwest corner of Colony Ridge Condominiums as the same is designated and delineated on Muskingum County Plat Book 16, Page 44;
thence along the west line of said Colony Ridge Condominiums and the east line of Cliff Hanger Way (formerly Wyndemere Way) South 14 degrees 41 minutes 07 seconds East 230.86 feet to a point;
thence crossing Cliff Hanger Way South 75 degrees 20 minutes 00 seconds West 50.00 feet to an iron pin found on the west line of said Cliff Hanger Way and the east line of lands now owned by MDY Partnership (DR 1698-211);

thence along said east line of MDY Partnership lands and the west line of Cliff Hanger Way South 14 degrees 40 minutes 00 seconds East 56.76 feet to an iron pin found on the northeast corner of lands now owned by Cliffhanger Properties, LLC (OR 1851-752);

thence continuing along the west line of Cliff Hanger Way South 14 degrees 40 minutes 00 seconds East 281.31 feet to an iron pin set and the principal place of beginning;

thence continuing along said west line of Cliff Hanger Way the following five courses:

- 1) South 14 degrees 40 minutes 02 seconds East 19.08 feet to a point;
- 2) a curve to the right having a radius of 37.00 feet, a central angle of 41 degrees 40 minutes 11 seconds and a chord bearing South 06 degrees 10 minutes 06 seconds West 26.32 feet;
- 3) a curve to the left having a radius of 46.00 feet, a central angle of 41 degrees 40 minutes 14 seconds and a chord bearing South 06 degrees 10 minutes 06 seconds West 32.72 feet;
- 4) South 14 degrees 40 minutes 00 seconds East 12.00 feet to a point;
- 5) a curve to the left having a radius of 46.00 feet, a central angle of 18 degrees 37 minutes 44 seconds and a chord bearing South 23 degrees 59 minutes 03 seconds East 14.89 feet to an iron pin set on the northeast corner of lands now owned by C & L Investments (OR 1830-142);

thence along C & L Investments' north line South 75 degrees 16 minutes 52 seconds West 232.06 feet to an iron pin set on the east line of lands now owned by Ray Thomas Lumbertown, Inc. (DR 930-271);

thence along Lumbertown's east line North 14 degrees 43 minutes 08 seconds West 111.94 feet to an iron pin set;

thence through said Cliffhanger Properties' lands the following three courses:

- 1) North 75 degrees 16 minutes 52 seconds East 174.87 feet to an iron pin set;
- 2) South 14 degrees 43 minutes 08 seconds East 11.00 feet to an iron pin set;
- 3) North 75 degrees 16 minutes 52 seconds East 75.87 feet to the principal place of beginning, containing 0.60 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.

Bearings are based on the west line of Cliff Hanger Way (formerly Wyndemere Way) as bearing South 14 degrees 40 minutes 00 seconds East as the same are designated and delineated in Muskingum County Plat Book 16, Page 43, on Wyndemere Way Street Dedication.

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 February 4, 2005 by Timothy H. Linn, Reg. No. 7113.

Timothy H. Linn, Reg. No. 7113

Date

APPROVED FOR CLOSURE

ATB 2-10-2005

EXEMPT FROM
PLANNING COMMISSION

Part of Auditor's Parcel No. 44-36-32-01-01-014 (± 0.60 ac.)

ATB 2-10-2005

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SITUATED IN

The State of Ohio, County of Muskingum
City of Zanesville, and being a part of
Colony North, a Planned Unit Development
as recorded in Plat Book 14, Pages 89, 90 and 91.

Iron Pin Found @ the Northwest
corner of Colony Ridge Condominiums
as recorded in Plat Book 16, Page 44.

EXEMPT FROM
PLANNING COMMISSION

ALB 2-10-2005

LEGEND

- Iron Pin Set, 5/8" rebar
- Iron Pin Found
- Pipe Found

APPROVED FOR CLOSURE

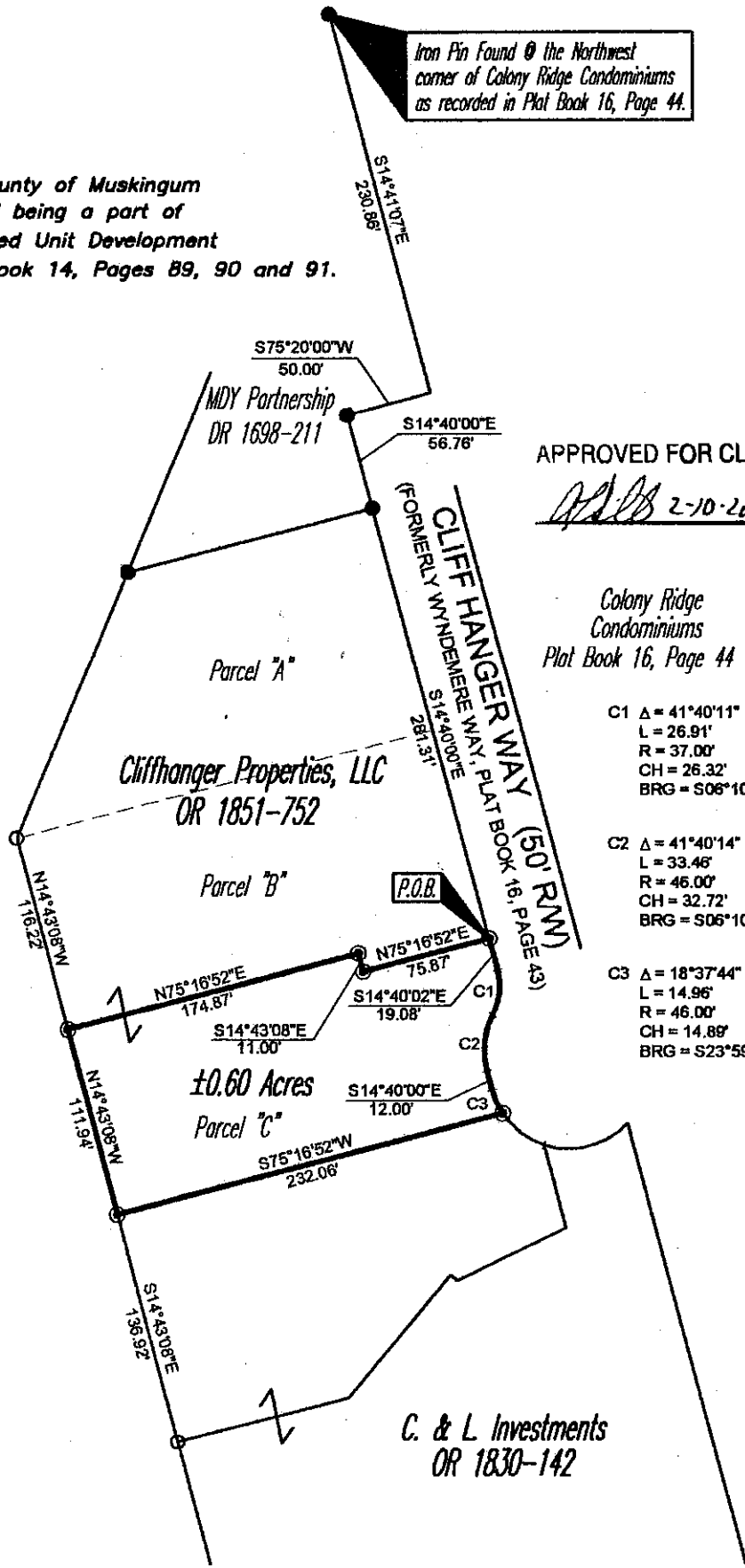
ALB 2-10-2005

Colony Ridge
Condominiums
Plat Book 16, Page 44

C1 Δ = 41°40'11"
L = 26.91'
R = 37.00'
CH = 26.32'
BRG = S06°10'06"W

C2 Δ = 41°40'14"
L = 33.46'
R = 46.00'
CH = 32.72'
BRG = S06°10'06"W

C3 Δ = 18°37'44"
L = 14.96'
R = 46.00'
CH = 14.89'
BRG = S23°59'03"E



REFERENCES

- OR 1830-142
- OR 1851-752
- Tax Map 86-32
- Plat Book 16, Page 43

BASIS OF BEARING

Bearings are based on the west line of
Wyndemere Way (now Cliff Hanger Way)
Street Dedication as per Plat Book 16, Page 43.

PARCEL NO.

Part of: 91-86-32-01-01-014 (±0.60 Ac.)

GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

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Timothy H. Linn
Reg. Surveyor No. 7111

Date

Project No.: 86-32-NIST-TOWN



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