



Linn Engineering, Inc.

Civil Engineering Consultants

740-452-7434 • 1-800-991-7434

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

C & L Investments, Inc.

Tract One

0.75 Acre

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

Being a part of Lot 1 of Heritage Hills Plat 1, as designated and delineated on Muskingum County Plat Book 14, Page 36, a part of lands now or formerly known as Wyndemere Mesa Business Center, as designated and delineated on Muskingum County Plat Book 15, Page 114 and also being a part of lands now owned by C & L Investments, Inc. as recorded in Muskingum County Official Records 1830-140 and 1830-142, and being more particularly described as follows:

Beginning at an iron pin set on the right of way of Cliff Hanger Way (formerly Wyndemere Way) as the same is designated and delineated in Muskingum County Plat Book 16, Page 43, said iron pin set also being on the northeast corner of lands now owned by C & L Investments (OR 1830-142);

thence along the east line of C & L Investments' land South 14 degrees 40 minutes 00 seconds East 90.50 feet to an iron pin set;

thence through said C & L Investments's lands South 75 degrees 16 minutes 52 seconds West 300.54 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 114.48 feet to an iron pin found on the southwest corner of lands now owned by Whitecap Properties, LLC (OR 1940-142);

thence along said Whitecap Properties' south line North 75 degrees 16 minutes 52 seconds East 232.06 feet to an iron pin found on the right of way of said Cliff Hanger Way;

thence along said right of way of Cliff Hanger Way the following two courses:

- 1) a curve to the left having a radius of 46.00 feet, a central angle of 38 degrees 26 minutes 39 seconds and a chord bearing South 52 degrees 31 minutes 12 seconds East 30.29 feet to a point;
- 2) a curve to the left having a radius of 46.00 feet, a central angle of 65 degrees 50 minutes 30 seconds and a chord bearing North 75 degrees 20 minutes 00 seconds East 50.00 feet to the place of beginning;

containing 0.75 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.

The above described tract is subject to the following ENCUMBERING EASEMENT for the purposes of ingress and egress, and being more particularly described as follows:

Beginning for reference at an iron pin found on the right of way of Cliff Hanger Way (formerly Wyndemere Way) as the same is designated and delineated in Muskingum County Plat Book 16, Page 43, said iron pin set also being on the northeast corner of lands now owned by C & L Investments (OR 1830-142);
thence along said right of way of Cliff Hanger Way on a curve to the right having a radius of 46.00 feet, a central angle of 32 degrees 03 minutes 46 seconds, a chord bearing South 58 degrees 26 minutes 26 seconds West 25.41 feet to the principal place of beginning of a 30 foot wide easement, being 15 feet right and left of the following described centerline:
thence South 15 degrees 10 minutes 10 seconds East 83.15 feet to the terminus of said 30 foot wide easement.

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.

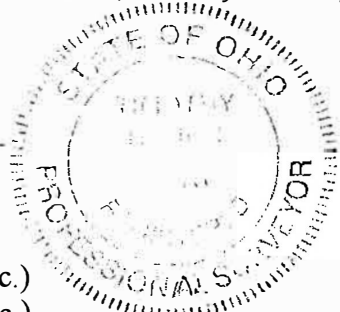
Iron pins set are 5/8 inch diameter by 30 inch long rebar with plastic identification caps.

This description is written based on a survey completed March 15, 2006 by Timothy H. Linn, Reg. No. 7113.

**OFFICE COPY
NOT RECORDABLE**

Timothy H. Linn, Reg. No. 7113

4/21/10
Date



Part of Auditor's Parcel No.: 86-32-01-01-010 (± 0.58 ac.)
86-31-01-19-000 (± 0.07 ac.)
86-31-01-08-000 (± 0.10 ac.)
Total (± 0.75 ac.)

SNR

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

Pat [Signature] 4-28-10

DESCRIPTION
APPROVED
By: [Signature]

4/27/10

SITUATED IN

The State of Ohio, County of Muskingum
City of Zanesville, and being a part of
Lot 1 of Heritage Hills Plat 1,
as recorded in Plat Book 14, Page 36,
also being part of lands now or formerly
known as Wyndemere Mesa Business Center
recorded in Plat Book 15, Page 114.

REFERENCES

OR 1851-752
OR 1830-140
OR 1830-142
Tax Map 86-32
Plat Book 16, Page 43
Plat Book 16, Page 44
Plat Book 14, Page 36
Plat Book 15, Page 114

P.O.B.
Iron Pin Set on cut-de-sac
(formerly Wyndemere Way)
as recorded in Plat Book 16, Page 43.

C1a $\Delta = 32^{\circ}03'46''$
L = 25.74'
R = 46.00'
CH = 25.41'
BRG = S58°26'26"W

Colony Ridge
Condominiums
Plat Book 16, Page 44

C1 $\Delta = 38^{\circ}26'39''$
L = 30.86'
R = 46.00'
CH = 30.29'
BRG = S52°31'12"E

C2 $\Delta = 65^{\circ}50'30''$
L = 52.86'
R = 46.00'
CH = 50.00'
BRG = N75°20'00"E

APPROVED FOR TRANSFER
NO ON-LOT SEWAGE
ZANESVILLE-MUSKINGUM CO.
HEALTH DEPARTMENT
4/21/10
Date

4/21/10
Date

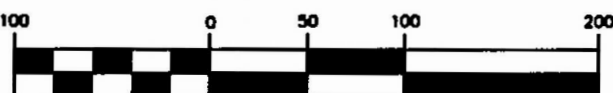
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Timothy J. [Signature]
Reg. Surveyor No. 86-32-NIST-TOWN

Project No. 86-32-NIST-TOWN



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GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

LEGEND

- Iron Pin Set, 5/8" rebar
- Iron Pin Found
- Pipe Found
- ⊗ PK Nail Set
- 13 Parcel Number

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.

Port of: 86-32-01-Q1-010 (±0.58 Ac.)
86-31-01-19-000 (±0.07 Ac.)
86-31-01-08-000 (±0.10 Ac.)
Total (±0.75 Ac.)

Heritage Hills Plat 1
Plat Book 14, Page 36

Roy Thomas
Lumbertown, Inc.
OR 930-271

Whitecap Properties, LLC
OR 1940-142

Cliffhanger Properties, LLC
OR 1851-752

Parcel "A"

Parcel "B"

Tract One
±0.75 Acres
(32,690 SQ. FT.)

C. & L. Investments Inc.
OR 1830-140
OR 1830-142

Formerly Wyndemere Mesa Business Center
Plat Book 15, Page 114

Aldi, Inc.
OR 1040-362

"The Plains"
Condominiums
Plat Book 15, Page 76-82

Colony Ridge
Condominiums
Plat Book 16, Page 44

CLIFF HANGER WAY (50' R/W)
(FORMERLY WYNDEMERE WAY, PLAT BOOK 16, PAGE 43)
(FORMERLY WYNDEMERE MESA BUSINESS CENTER, PLAT BOOK 15, PAGE 114)

S14°40'00"E
12.00'
R = 46.00'
CH. BRG. = S13°52'23"W
CH. = 43.95'

C1a

C1

C2

S14°40'00"E

S15°10'10"E

30.50'

63.15'

15'

S14°40'00"E

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