

Re-Survey of U.S. Bank National Association Lands at 47 North Linden Avenue in South Zanesville

Situated in the State of Ohio, County of Muskingum, the Village of South Zanesville, and being part of Lot 825 of Beechwood Park Addition, (Pl. Bk. 2, Pg. 99), and part of vacated Superior Street, (OR 1595-852), and being all the lands presently owned by U.S. Bank National Association, as per Official Record 3233, Page 180, and being more particularly described as follows:

Beginning for reference and the principal place of beginning, at an iron pin found on the south east corner of Lot 825 of Beechwood Park Addition, (Pl. 2, Pg. 99);

Thence along the north line of a sixteen feet wide alley, South 62 degrees 12 minutes 07 seconds West, 111.80 feet to a pipe found on the southeast corner of lands presently owned by Virginia Barnett, (OR 2751-435);

Thence along the east line of said Barnett lands, North 01 degrees 30 minutes 56 seconds West, 189.10 feet to an iron pin found on a corner of vacated Superior Street, passing an iron pin found near the south line of Superior Street, (R\W 60'), at 158.80 feet;

Thence through said Superior Street North 85 degrees 58 minutes 49 seconds East, 69.57 feet to an iron pin found on the west line of North Linden Avenue, (R\W 60');

Thence along the west lines of said North Linden Avenue, the following two courses:

- 1.) Along a curve to the left, with a delta angle of 45 degrees 16 minutes 18 seconds, an arc length of 114.57 feet, a radius of 145.00 feet, and a chord which bears South 09 degrees 30 minutes 34 seconds East, 111.61 feet to an iron pin found;
- 2.) Along a curve to the right with a delta angle of 9 degrees 59 minutes 25 seconds, an arc length of 35.57 feet, a radius of 204.00 feet, and a chord which bears South 26 degrees 52 minutes 31 seconds East, 35.53 feet to the principal place of beginning, containing 0.30 acres, more or less, and being all of Auditor's Parcel Number 63-11-03-23-000.

Subject to all legal recorded easements and right of ways.

Iron pins set are 5/8 inch rebars , 30 inches long, with plastic identification caps.

Bearings are based on the Ohio State Plane Coordinate System, NAD 83(2011), South Zone, Grid North, as per GPS observations..

This description is written based on a field survey completed March 13, 2025 by Jack D. Newcome, Reg. No. 7321.

OFFICE COPY

Jack D. Newcome
Jack D. Newcome, Reg. No. 7321

DESCRIPTION

APPROVED

By: *Jack D. Newcome* 3/16/25



3-17-25
Date