

Lakeico Surveying LLC.

October 15, 2025

Job# L25-036

PTV 1405 LLC DESCRIPTION (0.0804 Acres)

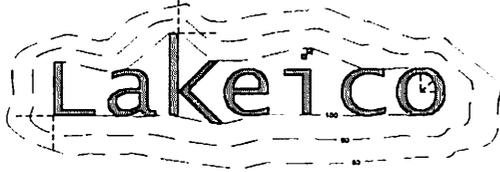
Chandlersville Road

Zanesville, OH 43701

Situated in the Township of Wayne, County of Muskingum, State of Ohio, being known as part of Outlot 'A' of the Sandy Ridge Subdivision, as recorded in Plat Book 7 Page 54 and being further bounded and described as follows:

Commencing at a 3/4" rebar found at the northwest corner of the aforementioned Outlot 'A', thence S 72°16'10" E 1.54 feet to a 5/8" rebar found at the southwest corner of a parcel now or formerly owned by Brian G. Jasper and Rae Ann Jasper, as recorded in Book 1880 Page 196 of the Muskingum County Deed Records. Thence S 87°23'37" E 238.40 feet, along the south line of said Brian G. Jasper and Rae Ann Jasper, to a point witnessed by a rebar capped 'Dinan 5451' found N 37°12'49" W 0.93 feet. Thence S 03°47'19" W 232.64 to a mag nail found, with a shiner stamped 'Brunner 8541', on the easterly line of a parcel now or formerly owned by Coler Holdings Ltd., as recorded in Book 2802 Page 909, and the **"True Place of Beginning"** for the parcel herein described;

1. Thence **S 86°12'47" E 8.88 feet** along the south line of land now or formerly owned by Mattingly Enterprises LLC, as recorded in Book 3160 Page 397, to a newly created point monumented by a railroad spike set in asphalt.
2. Thence **S 07°24'42" W 360.38 feet** along a newly created line to a point in the centerline of Chandlersville Road (60 foot right-of-way) and passing over a mag spike set in asphalt at 330.10 feet.
3. Thence **N 74°46'01" W 16.34 feet** along the centerline of Chandlersville Road to a point at the southeast corner of land now or formerly owned by Coler Holdings LTD, as recorded in Book 2802 Page 904, witnessed by a rebar capped 'Dinan 5451' found N09°40'55E 45.07 feet.
4. Thence **N 09°40'55" E 291.13 feet** along the easterly line of the aforementioned Coler Holdings LTD, passing over the aforementioned rebar at 45.07 feet, to a 5/8" rebar found in asphalt at the northeast corner thereof.
5. Thence **N 03°48'00" E 66.83 feet** along the easterly line of land now or formerly owned by Coler Holdings LTD, as recorded in Book 2802 Page 909, to a mag nail found, with a shiner stamped 'Brunner 8541', and the **"True Place of Beginning"**, containing **0.0804 Acres (0.0108 Acres in the right-of-way)** of land, more or less, as surveyed by



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Chandlersville Road
Zanesville, OH 43701

Matthew W. Sermersheim, Registered Professional Land Surveyor #8707, in October of 2025 and being subject to all legal highways and easements of record. The intent is to describe a newly created parcel, being all of parcel number 73-03-07-45-004.

Prior Deed of Record: Book 3252, Page 930

The basis of bearings for this survey are from GNSS observations to the Ohio State Plane Coordinates System, South Zone, NAD83 (2011) datum derived through O.D.O.T. V.R.S. Network. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30 inch long 5/8 inch rebar with an identification cap stamped "MWS P.S. 8707" unless noted otherwise.

~~OFFICE COPY~~
~~NOT RECORDABLE~~
Matthew W. Sermersheim
Registered Professional Land Surveyor No. 8707



DESCRIPTION
APPROVED
By: P.M. Barnhard
12-30-2025

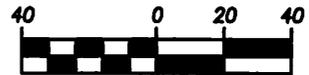
BOUNDARY SURVEY SPLIT for PTV 1405 LLC

Known as being PART OF OUTLOT "A" OF SANDY RIDGE SUBDIVISION
(AS RECORDED IN PLAT BOOK 7 PAGE 54), now situated in the
**TOWNSHIP OF WAYNE
COUNTY OF MUSKINGUM - STATE OF OHIO**

MISC. NOTES

1. Some features shown on this plat may be shown out of scale for clarity.
2. Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted. Monuments were found at points where indicated.
3. This survey is a boundary survey prepared in accordance with Chapter 4733-37, Ohio Administrative Code. The basis of bearings for this survey are from GNSS observations to the Ohio State Plane Coordinates System, South Zone, NAD83 (2011) datum derived through the O.D.O.T. V.R.S. Network.
4. All of the various survey monuments shown on this plat as found or used are in good condition, apparently undisturbed, unless otherwise noted.
5. This plan was prepared without the benefit of a title report and a full search of public records was not made for (and is still subject to) all easements, right-of-ways & etc.

GRAPHIC SCALE



1 INCH = 40 FEET

LEGEND

- REBAR FOUND AS NOTED
- IRON PIPE FOUND AS NOTED
- ✕ MAG NAIL FOUND AS NOTED
- ⊗ MAG SPIKE SET
- ⊕ RAILROAD SPIKE SET
- ⊖ CENTERLINE
- R/W RIGHT-OF-WAY

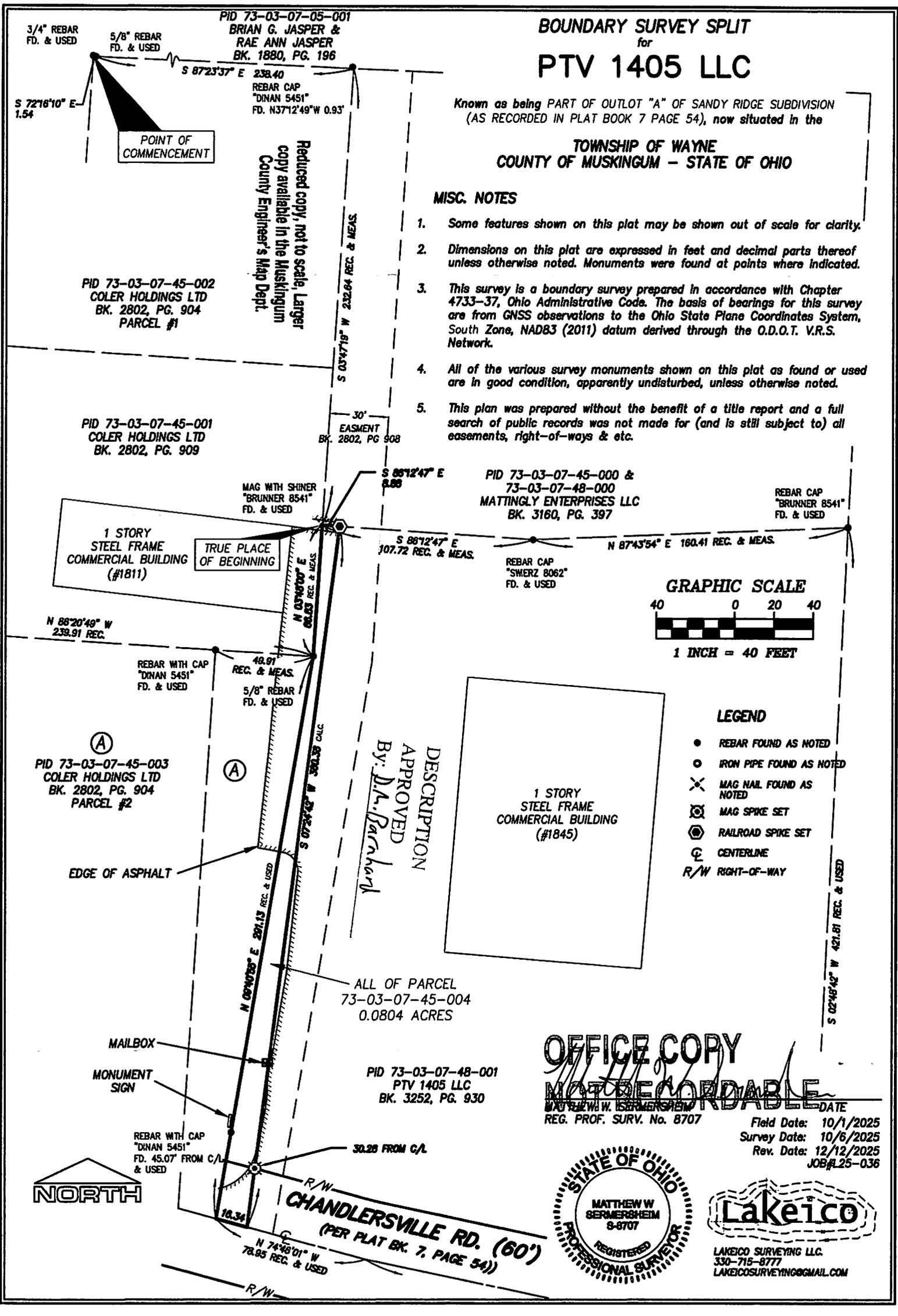
DESCRIPTION
APPROVED
By: *D.A. Parham*

OFFICE COPY
~~NOT RECORDABLE~~
DATE

Field Date: 10/1/2025
Survey Date: 10/6/2025
Rev. Date: 12/12/2025
JOB# 25-036



LAKEICO SURVEYING LLC
330-715-8777
LAKEICOSURVEYING@GMAIL.COM



CHANDLERSVILLE RD. (60')
(PER PLAT BK. 7, PAGE 54)