

81-53-04-03-002

Description For Conveyance
J. and T. One Stop Shop LLC Deed Book 2260, Page 484
0.89 Acres
Part of Parcel #81-53-04-03-000

Situated in the State of Ohio, County of Muskingum,
City of Zanesville.

Being a part of the South Half of Section 5, Township
12, Range 13 bounded and described as follows:

Beginning for reference at the Northwest Corner of Lot 1 of Mornington Subdivision, Plat Book 2, Page 84; thence along the south line of Sharon Avenue south 84 degrees 53 minutes 30 seconds west 381.48 feet to an iron pin found; thence continuing along said south line of Sharon Avenue south 88 degrees 19 minutes 50 seconds west 441.14 feet to iron pin found at the southwest corner of Sharon Avenue and Calvert Street the true place of beginning of the premises herein intended to be described; thence along the west line of Calvert Street south 10 degrees 03 minutes 20 seconds east 162.0 feet to an iron pin found; thence continuing along said west line of Calvert Street south 10 degrees 02 minutes 50 seconds east 49.99 feet to an iron pin found; thence leaving the west line of Calvert Street south 89 degrees 51 minutes 06 seconds west 246.96 feet to an iron pin found; thence along the east lines of Donald A. Stewart, Deed Book 1999, Page 454 the following four (4) courses and distances north 00 degrees 15 minutes 08 seconds west 39.0 feet to an iron pin found; thence north 84 degrees 44 minutes 42 seconds west 34.07 feet to an iron pin found; thence north 2 degrees 42 minutes 08 seconds west 38.60 feet to an iron pin found; thence north 74 degrees 28 minutes 16 seconds west 24.10 feet to an iron pin found on the east line of Fishers Lane; thence along the east line of Fishers Lane north 3 degrees 51 minutes 34 seconds east 15.0 feet to a drill hole set in concrete; thence leaving the east line of Fishers Lane south 75 degrees 45 minutes 47 seconds east 82.60 feet to a concrete nail set; thence north 87 degrees 29 minutes 16 seconds east 66.88 feet to a drill hole set in concrete; thence north 01 minutes 51 minutes 53 seconds west 120.45 feet to a drill hole set in concrete on the south line of Sharon Avenue; thence along the south line of Sharon Avenue north 88 degrees 02 minutes 30 seconds east 125.20 feet to the true place of beginning, containing eighty-nine hundredths (0.89) of an acre more or less.

This description written from a survey made by L. Peter Dinan, Registered Surveyor 5451, August 28, 2019.



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

[Signature] 10-17-19

DESCRIPTION
APPROVED

By: *[Signature]* 10/16/2019