

LEGAL DESCRIPTION
ALL OF PN 81-54-01-22-000
at 1321 Sharon Avenue
Zanesville, Ohio

Situated in the City of Zanesville, County of Muskingum, and State of Ohio, being part of Lot 4 of the Plat of Lots of Valentine Best (Deed Book 'E', Page 457), in Section 5, Township 12, Range 13, conveyed to Robert Householder (Vol. 2738, Pg. 721), bounded and described as follows:

Beginning at the south common corner of Lots 3 and 4 of said Valentine Best plat along the centerline of Sharon Avenue, as monumented by a 5/8" iron pipe on the common line, N 3°48'10" W, 21.59 feet from the corner;

Thence along said centerline, S 85°35'28" W, 147.67 feet to a set Mag nail at the southwest corner of a parcel conveyed to Stephen G. Curtner, II (Book, 3258, Pg. 866), and being the True Point of Beginning at the southeast corner of the parcel herein described in the following 6 courses:

Course 1: Thence continuing along said centerline, S 85°35'28" W, 62.22 feet to a set Mag nail at the southwest corner, also being the southeast corner of a parcel conveyed to Genesis Sharon LLC (Book 3325, Pg. 383);

Course 2: Thence along the east line of said Genesis Sharon, LLC parcel, N 6°23'41" E, 556.36 feet to a found and used 3/4" iron rod, capped ("HARKNESS") at an angle point, also being the northeast corner of a parcel conveyed to Tammy J. Calendine (Book 3283, Pg. 320);

Course 3: Thence along the north line of said Calendine parcel, N 87°52'54" W, 37.06 feet to a set 5/8" x 30" iron rod, capped ("LANDMARK SURVEY") at an angle point, also being the southeast corner of a parcel conveyed to Habitat for Humanity of Southeast Ohio Inc. (Book 3177, Pg. 1);

Course 4: Thence along the east line of said Habitat for Humanity parcel, N 2°38'10" E, 30.76 feet to a found and used 1/2" iron rod at the northwest corner, also being an angle point along the south line of a parcel conveyed to Cody Gray (Book 3164, Pg. 203);

Course 5: Thence along the south line of said Gray parcel, S 87°20'56" E, 73.17 feet to a set 5/8" x 30" iron rod, capped ("LANDMARK SURVEY") at the northeast corner, also being the northwest corner of said Curtner parcel;

Course 6: Thence along the west line of said Curtner parcel, S 3°42'35" W, passing a set 5/8" x 30" iron rod, capped ("LANDMARK SURVEY") at 557.84 feet, a total distance of 578.04 feet

to the True Point of Beginning, containing a total area of 28,957.93 square feet, or 0.6648 acres and subject to all legal highways, easements, reservations or restrictions of record, if any.

All of parcel 81-54-01-22-000

The intent of this legal description and survey is to retrace and describe this parcel as required by the Muskingum County Auditor's Office on October 12, 2007.

The basis of bearings for this survey are from GPS observations using the Ohio State Plane Coordinate System, South Zone, NAD83 (no trans), holding found and used monumentation along the west property line of the subject parcel as shown on the survey, which is observed bearing N 6°23'41" E.

This legal description is based on an actual field survey conducted in March of 2026.

Prepared by Robert M. Ruffing, PS 8423 in March 2026.

Mac.ruffing@exactaland.com

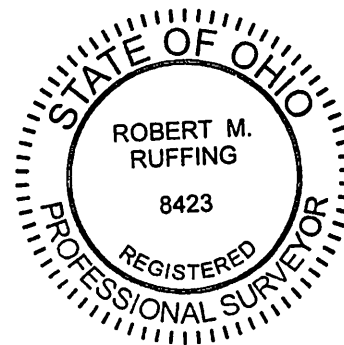
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4-13-26

DESCRIPTION

APPROVED

By: D.M. Barnhard

4-20-2026



2603.0457
BOUNDARY SURVEY
MUSKINGUM COUNTY, OHIO

LEGEND

- FIRC-FOUND IRON ROD, CAPPED AS NOTED
- FIR-FOUND IRON ROD AS NOTED
- FIP-FOUND IRON PIPE AS NOTED
- SIRC-5/8" X 30" SET IRON ROD, CAPPED-"LANDMARK SURVEY"
- Ⓐ-FD AXLE AS NOTED
- Ⓛ-FD/SET DRILL HOLE AS NOTED
- Ⓜ-FD/SET MAG NAIL AS NOTED
- Ⓡ-FD/SET RR SPIKE AS NOTED
- Ⓣ-FD T-BAR/POST AS NOTED
- ⓧ-FD/SET "X"-CUT AS NOTED
- FOUND MONUMENT AS NOTED
- ▣-CATCH BASIN
- C-CALCULATED
- D-DEED
- M-MEASURED
- P-PLATTED
- S-SURVEY
- AC.-ACRES
- B/E-BASEMENT ENTRY
- BWF-BARBED WIRE FENCE
- CLF-CHAIN-LINK FENCE
- CONC.-CONCRETE
- C/L-CENTERLINE
- D.H.-DRILL HOLE
- D/W-DRIVEWAY
- E.P.-EDGE OF PAVEMENT
- GAR.-GARAGE
- H.N.-HOUSE NUMBER
- INSTR.-INSTRUMENT
- O.L.-ORIGINAL LOT
- O.R.-OFFICIAL RECORD
- P/L-PROPERTY LINE
- P.N.-PARCEL NUMBER
- P.O.B.-POINT OF BEGINNING
- P.O.L.-POINT ON LINE
- RES.-RESIDENCE
- R/W-RIGHT OF WAY
- PG.-PAGE
- S.B.L.-SET BACK LINE
- S/L-SUBLOT
- S.F.-SQUARE FEET
- T.P.O.B.-TRUE POINT OF BEGINNING
- VF-VINYL FENCE
- V/L-VACANT LOT
- WF-WOOD FENCE

Reduced copy, not to scale, Larger
copy available in the Muskingum
County Engineer's Map Dept.

BASIS OF BEARINGS:

THE BEARINGS FOR THIS SURVEY ARE
BASED ON GPS OBSERVATIONS USING THE
OHIO STATE PLANE COORDINATE SYSTEM,
SOUTH ZONE, NAD83 (NO TRANS), HOLDING
FOUND AND USED MONUMENTATION ALONG
THE WEST PROPERTY LINE OF THE SUBJECT
PARCEL AS SHOWN HEREON, WHICH IS
OBSERVED BEARING N 6°23'41" E.

DOCUMENTS USED:

- PLAT OF LOTS OF VALENTINE BEST, DEED BOOK 'E', PAGE 457, MUSKINGUM COUNTY RECORDER'S OFFICE.
- SURVEY FOR MARY K. SHRIDER, BOOK 2803, PAGE 393, MUSKINGUM COUNTY RECORDER'S OFFICE.
- SURVEY FOR DONALD GLADMAN, BOOK 1901, PAGE 521, MUSKINGUM COUNTY RECORDER'S OFFICE.
- DEEDS AS SHOWN HEREON.
- MUSKINGUM COUNTY TAX MAPS/GIS.

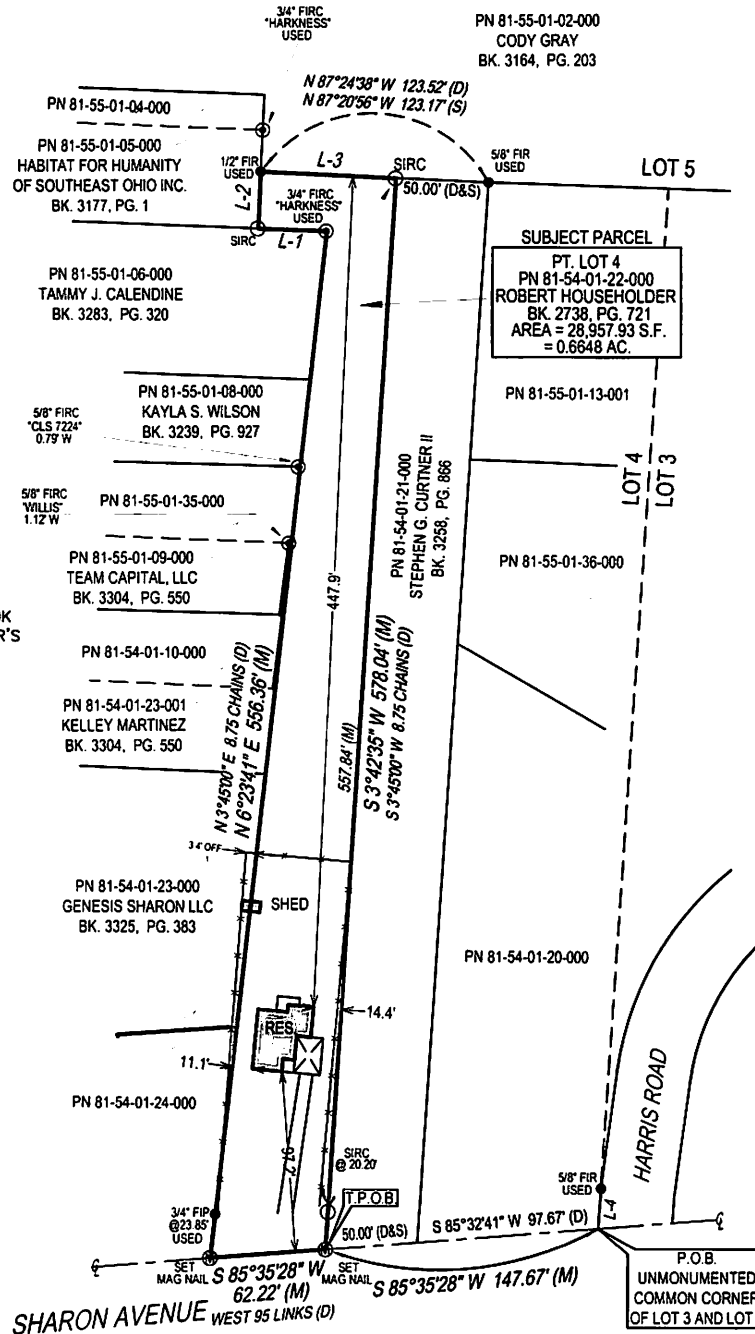
NOTE:

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT
THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT
MAY AFFECT THIS TRACT.

THIS MAP REPRESENTS A BOUNDARY RETRACEMENT SURVEY AND CONFORMS
TO THE MINIMUM STANDARD FOR BOUNDARY SURVEYS IN ACCORDANCE WITH
THE OHIO ADMINISTRATIVE CODE CHAPTER 4733.37.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE
GROUND SURVEY IN MARCH OF 2026 MADE UNDER MY SUPERVISION AND
THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE
CORRECT TO THE BEST OF MY KNOWLEDGE.

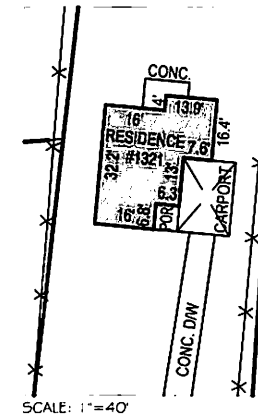
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NOT RECORDABLE
ROBERT M. RUFFING, P.S. 8423
STATE OF OHIO
DATE 3-30-2026
REV 4-1-2026



SURVEY OF
ALL OF PN 81-54-01-22-000

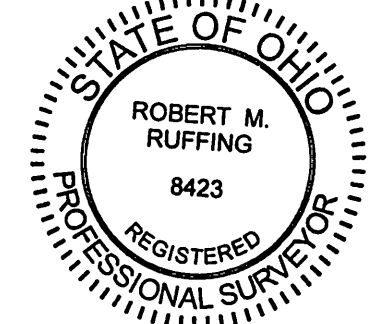
KNOWN AS
1321 SHARON AVENUE
ZANESVILLE, OHIO

IN THE CITY OF ZANESVILLE, COUNTY OF
MUSKINGUM AND STATE OF OHIO, BEING PART OF
LOT 4 OF THE PLAT OF LOTS OF VALENTINE BEST,
DEED BOOK 'E', PAGE 457, IN SECTION 5,
TOWNSHIP 12, RANGE 13.



L-1	N 87°52'54\" W 37.06' (M)
L-2	N 2°38'10\" E 30.76' (M)
L-3	S 87°20'56\" E 73.17' (M)
	EAST 95 LINKS (D)
L-4	N 3°48'10\" E 21.59' (M)
	S 3°45'23\" W 21.59' (D)

POINTS OF INTEREST:
1. SUBJECT'S FENCE OVER
THE PROPERTY LINE



PLAT OF LOTS OF
VALENTINE BEST
DEED BOOK 'E', PAGE 457

DESCRIPTION
APPROVED

By: D.M. Barnhard
4-20-2026

LANDMARK

690 LAKEVIEW PLAZA BLVD., SUITE A, WORTHINGTON, OH 43805
PHONE: (614) 485-9000
DATE 3-30-2026
WWW.LANDMARKSURVEY.COM
JOB NO. 2603.0457

LANDMARK IS A SUBSIDIARY OF EXACTA LAND SURVEYORS LLC