

Re-Survey of K and M Property Group LLC Lands at 914 Prospect Avenue, Zanesville

Situated in the State of Ohio, County of Muskingum, City of Zanesville, and being part of Factory Lot of George W. Kearns Land, (Pl. Bk. 5, Pg. 48), in Frac. Sec 1, Township 16, Range 14, Congress Lands East of the Scioto River, and being all the lands presently owned by K and M property Group LLC, as per Official Record 3192, Page 565, and being more particularly described as follows:

Beginning for reference at an iron pin found at the northeast corner of Lot 2, of George W. Kearns Land, (Pl. Bk. 5, Pg. 48);

Thence along the west line of lands presently owned by 37 Properties LLC, (OR 2350-225), North 03 degrees 12 minutes 07 seconds East, 80.00 feet to an iron pin found on the south line of Prospect Avenue;

Thence along the south line of said Avenue, South 86 degrees 36 minutes 40 seconds East, 39.79 feet, to an iron pin found, and the principal place of beginning;

Thence continuing along the south line of Prospect Avenue, South 86 degrees 45 minutes 31 seconds East 40.21 feet to an iron pin found on the northwest corner of lands presently owned by K and M Property Group LLC, and Wake up Capital LLC, (OR 3177-213);

Thence along the west line of said K and M, and Wakeup Group lands, South 02 degrees 57 minutes 05 seconds West, 192.50 feet to a point, on the north line of lands presently owned by Edgar E. McCauley, (OR 2542-592), from which an iron pin bears South 67 degrees 09 minutes 45 seconds West, 0.90 feet to an iron pin found;

Thence along the north line of said McCauley lands, North 86 degrees 47 minutes 25 seconds West, 40.00 feet to an iron pin found on the southeast corner of said 37 Properties LLC lands;

Thence along the east line of said 37 Properties LLC lands, North 02 degrees 53 minutes 24 seconds East, 192.52 feet to the principal place of beginning, containing 0.176 acres, more or less, and being all of Auditor's Parcel Number 83-18-01-12-000.

Subject to all legal recorded easements and right of ways.

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

Bearings are based on the Ohio State Plane Coordinate System, NAD 83, South Zone, Grid North as per G.P.S. observations.

This description is written based on a field survey completed May 30, 2024 by Jack D. Newcome, Reg. No. 7321.



OFFICE COPY

NOT RECORDABLE

DESCRIPTION

APPROVED

By: Jim 6/5/2024

6-3-24

Date