

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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LINMAR PARTNERSHIP
AUDITORS PARCEL NUMBER
80-83-35-03-04-000 (ALL)
80-83-35-03-03-000 (ALL)

BEING ALL OF TRACT 2 (PARCEL 1, 2, AND 3) AS CONVEYED TO THE LINMAR PARTNERSHIP IN DEED VOLUME 985, PAGE 81 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN LOTS 78, 79 AND 80 OF WEST ZANESVILLE AS RECORDED IN PLAT BOOK 1, PAGE 154 (REPLAT BOOK 1 PAGE 16) OF THE MUSKINGUM COUNTY PLAT RECORDS, CITY OF ZANESVILLE, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 53 OF SAID WEST ZANESVILLE;

THENCE WITH THE WEST LINE OF G. W. MORSE STREET (FORMERLY AMELIA STREET), NORTH 28 DEGREES 18 MINUTES 00 SECONDS EAST 25.00 FEET TO A POINT AT THE SOUTHEAST CORNER OF LOT 81;

THENCE WITH THE NORTH LINE OF AN ALLEY (SOUTH LINE OF SAID LOT 81 AND THE SOUTH LINE OF LOT 80), NORTH 61 DEGREES 37 MINUTES 13 SECONDS WEST 99.00 FEET TO AN IRON PIN SET), SAID IRON PIN BEING THE **PLACE OF BEGINNING** OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE NORTH LINE OF THE ALLEY (SOUTH LINE OF LOT 80, LOT 79, AND LOT 78), NORTH 61 DEGREES 37 MINUTES 13 SECONDS WEST 141.00 FEET TO AN IRON PIN SET ON THE EAST LINE OF A PARCEL CONVEYED TO THE WHEELING AND LAKE ERIE RAILROAD (DEED VOLUME 290, PAGE 7), PASSING AN EXISTING IRON PIN (1 INCH PIPE) AT 99.50 FEET;

THENCE LEAVING THE SAID NORTH LINE OF THE ALLEY AND WITH THE SAID EAST LINE OF THE RAILROAD PARCEL, NORTH 59 DEGREES 04 MINUTES 47 SECONDS EAST 164.15 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF JACKSON STREET (NORTH LINE OF LOT 79);

THENCE WITH THE SOUTH LINE OF JACKSON STREET (NORTH LINE OF LOT 79 AND LOT 80), SOUTH 61 DEGREES 34 MINUTES 06 SECONDS EAST 57.00 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID SOUTH LINE OF JACKSON STREET AND TRAVERSING THROUGH LOT 80, SOUTH 28 DEGREES 18 MINUTES 00 SECONDS WEST 141.09 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 0.321 ACRES TOTAL, WITH 0.214 ACRES IN PARCEL 80-83-35-03-04-000 AND 0.107 ACRES IN PARCEL 80-83-35-03-03-000. SUBJECT TO ALL APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM 1983 (2011), OHIO SOUTH ZONE, GRID, DERIVED FROM A GPS OBSERVATION.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BASELINE PS6923/PS8536).

I, MICHAEL D. NICHOLS (PS#6923), HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 31ST DAY OF AUGUST, 2017, FROM A FIELD SURVEY COMPLETED THE 31ST DAY OF AUGUST, 2017.

**OFFICE COPY
NOT RECORDABLE**
MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR 6923

6008 LINMAR



DESCRIPTION
APPROVED
By: *[Signature]* 8/16/2017