

## **LEGAL DESCRIPTION**

**PN 84-26-05-26-000 (Parcel 'B')**

**at 936 Market Street**

**Zanesville, Ohio**

Situated in the City of Zanesville, County of Muskingum, and State of Ohio, being part of Sublot 4 in the Miller and Klemm's Subdivision (Plat Book, 3, Page 117), in part of original Washington Township, Quarter 3, Township No. 1 North, Range 7 West, United States Military Lands, conveyed to Christopher Todd Osborne and Jane Ann Osborne (Vol. 3120, Pg. 161), bounded and described as follows:

Beginning at a found and used iron pipe at the northeast corner of Sublot 5 of said subdivision along the south right of way of Market Street (60' R/W), also being the northwest corner of a parcel conveyed to Bates Real Estate 2, LLC (Vol. 3229, Pg. 451);

Thence along said south right of way, N 85°41'01" W, 62.50 feet to a set 5/8" x 30" iron rod, capped ("LANDMARK SURVEY") at an angle point at the northwest corner of said Sublot 5 and northeast corner of Sublot 4, and being the True Point of Beginning at the northeast corner of Parcel 'B' herein described in the following 4 courses:

Course 1: Thence along the west line of said Sublot 5, S 4°24'35" W, 97.36 feet to a set 5/8" x 30" iron rod, capped ("LANDMARK SURVEY") at the southeast corner, also being the southwest corner of said Sublot 5 and along the north line of Sublot 4 in the Daniel Convers' East Addition (A-O, Pg. 78), conveyed to Cavanaugh Advanced Ventures International, LCC (Vol. 2781, Pg. 394);

Course 2: Thence along the north line of said Sublot 4, passing into the north line of Sublot 3, N 89°38'22" W, 56.79 feet to a set 5/8" x 30" iron rod, capped ("LANDMARK SURVEY") at the southwest corner, also being the southeast corner of Parcel 'A', also conveyed to Christopher Todd Osborne and Jane Ann Osborne (Vol. 3120, Pg. 161);

Course 3: Thence along the east line of said Parcel 'A', N 4°27'42" E, 101.28 feet to a set 5/8" x 30" iron rod, capped ("LANDMARK SURVEY") at the northwest corner along the south right of way of Market Street, also being the northeast corner of Parcel 'A';

Course 4: Thence along said right of way, S 85°40'55" E, 56.56 feet to the True Point of Beginning, containing a total area of 5622.26 square feet, or 0.1291 acres and subject to all legal highways, easements, reservations or restrictions of record, if any.

All of PN 84-26-05-26-000