

LEGAL DESCRIPTION

PN 84-26-05-27-000 (Parcel 'A')

at 934 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 Miller and Klemm's 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 Sublot 5, and northeast corner of Sublot 4 - Parcel 'B', also conveyed to Christopher Todd Osborne and Jane Ann Osborne (Vol. 3120, Pg. 161);

Thence continuing along said south right of way, N 85°40'55" W, 56.56 feet to a set 5/8" x 30" iron rod, capped ("LANDMARK SURVEY") at the northwest corner of Parcel 'B', also being the True Point of Beginning at the northeast corner of the Parcel 'A' herein described in the following 4 courses:

Course 1: Thence along the west line of Parcel 'B', S 4°27'42" W, 101.28 feet to a set 5/8" x 30" iron rod, capped ("LANDMARK SURVEY") at the southeast corner, also being along the north line of Sublot 3 in the Daniel Convers' East Addition (Plat Book A-O, Pg. 78), conveyed to Cavanaugh Advanced Ventures (Vol. 2781, Pg. 394);

Course 2: Thence along the north line of said Sublot 3, N 89°38'22" W, passing into the north line of a parcel conveyed to James A. Griffin (Vol. 1802, Pg. 585), 50.21 feet to a set Mag nail at the southwest corner, also being the southeast corner of Sublot 3 of said Miller and Klemm's Subdivision, also conveyed to Christopher Todd Osborne and Jane Ann Osborne (Vol. 3120, Pg. 161);

Course 3: Thence along the east line of said Sublot 3, N 4°30'16" E, 104.75 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 Sublot 3;