

**DESCRIPTION OF A
0.0616 ACRE TRACT
CITY OF ZANESVILLE
MUSKINGUM COUNTY, OHIO**

Situate in the State of Ohio, County of Muskingum, City of Zanesville, also being Part of Lot 13 and 14 of Meissner's Unrecorded Plat Addition to the City of Zanesville, also being ALL of the Judy Mae Morrison property Recorded in Official Record Book 1837, Page 368, Recorder's Office, Muskingum County, Ohio, and further being ALL of Parcel No. 84-31-03-20-000, Auditor's Office, Muskingum County, Ohio and being more Particularly Bounded and Described as Follows:

Commencing for Reference at a Point at the Intersection of the South Line of Eastman Street and the West Line of Beulah Avenue;

Thence **SOUTH 05°16'19" WEST** a distance of **208.13 FT** along the Westerly Line of Beulah Avenue to a Mag Nail (Set), said Mag Nail (Set) being the Northeasterly Corner of the Judy Mae Morrison property, said Mag Nail (Set) also being the Southeasterly Corner of the Jessica & Bobbie Hohman property Recorded in Official Record Book 2781, Page 428, Recorder's Office, Muskingum County, Ohio, said Mag Nail (Set) also being the **TRUE PLACE OF BEGINNING** of the herein described tract of land;

Thence **SOUTH 05°16'19" WEST** a distance of **36.00 FT** along the Westerly Line of Beulah Avenue, along the Easterly Line of the Judy Mae Morrison property to a 5/8" Iron Pin w/ a ID Cap Stamped "McPeck 8517" (Found), said Iron Pin (Found) being the Southeasterly Corner of the Judy Mae Morrison property, said Iron Pin (Found) also being the Northeasterly Corner of the Total Property Resources LLC property Recorded in Official Record Book 2764, Page 664, Recorder's Office, Muskingum County, Ohio;

Thence **NORTH 83°39'53" WEST** a distance of **73.97 FT** along the Southerly Line of the Judy Mae Morrison property, along the Northerly Line of the Total Property Resources LLC property, passing a 5/8" Iron Pin w/ a ID Cap Stamped "McPeck 8517" (Found) at 69.11 FT to a Point, said Point being the Southwesterly Corner of the Judy Mae Morrison property, said Point also being the Northwesterly Corner of the Total Property Resources LLC property, said Point also being on the Easterly Line of the Jessica M. Hohman property Recorded in Official Record Book 2769, Page 822, Recorder's Office, Muskingum County, Ohio;

Thence **NORTH 03°14'20" EAST** a distance of **36.00 FT** along the Westerly Line of the Judy Mae Morrison property, along the Easterly Line of the Jessica M. Hohman property to a 5/8" Iron Pin (Found) disturbed, said Iron Pin (Found) being the Northwesterly Corner of the Judy Mae Morrison property, said Iron Pin (Found) also being the Southwesterly Corner of the Jessica & Bobbie Hohman property;

Thence **SOUTH 83°42'00" EAST** a distance of **75.25 FT** along the Northerly Line of the Judy Mae Morrison property, along the Southerly Line of the Jessica & Bobbie Hohman property to the **TRUE PLACE OF BEGINNING** containing **0.0616 ACRES** more or less, subject to all easements, restrictions, and rights-of-way or record.

The bearings described herein are based on Grid North, Ohio State Plane Coordinates, Ohio South Zone, NAD83(2011) as based upon geodetic observations using the Ohio VRS network and are used to denote angles only. All Iron Pins set are 5/8" O.D. Rebar, 30 inches in length with pink plastic identification caps labeled "WOLFE LAND SURVEYING, LLC 8714".

This description was prepared by James R. Wolfe, P.E., P.S., Ohio Registered Surveyor No. 8714, from an actual field survey of the premises made in August 2024 and also from deeds and plats of record, Recorder's Office, Muskingum County, Ohio.