



S.A. ENGLAND & ASSOCIATES

Professional Land Surveying

P.O. Box 600
Thornville, Ohio 43076



E-mail: www.surveyohio.com

Phone: 740-928-8680

Fax: 740-928-9565

Ohio Phone: 1-800-551-5844

Exhibit "A"

Legal Description 4.185 Acres Auditors P.P.N. 84-39-01-01-000

Situate in the City of Zanesville in the Fourth Ward, County of Muskingum, State of Ohio, and being a part of the Third Quarter, Twp.-1N, Rng.-7W, United States Military Lands and being further described as follows,

Being a re-survey of Parcel 1 (2.65 Ac.) and Parcel 2 (1.5 Ac.) conveyed to Sylvia V. Mallett, Deed Volume 883 page 339 in the Muskingum County Recorders Office, said Parcels also being known as Auditors P.P.N. No. 84-39-01-01-000, and being more particularly described as follows,

Commencing, for reference, at an iron pin found (3/4" pipe) marking the Southeast corner of Lot #3 of Blandy Hill Addition to the City of Zanesville, Plat Book 2 page 18, said point being on the North line of Playford Avenue (40' r/w), Thence, along the North line of Playford Avenue (Extended) N 89° 08' 15" E 327.65 feet to an iron pin found (3/4" pipe) marking the Southeast corner of Parcel 1, the same being the Northeast corner of Parcel 2 conveyed to Donald J. and Shantay Bates, Deed Volume 1099 page 196, this being the **PRINCIPLE PLACE OF BEGINNING** of the 4.185 acre parcel herein to be described;

Thence, leaving the North line of Playford Avenue (Extended), with the East line of Bates, Parcel 1, and a parcel conveyed to Paul H. Bronker N 01° 06' 15" E having passed over a 4" Steel Casing found marking the Northeast corner of Bates, Parcel 1, the same being the Southeast corner of the Bronker parcel at 139.14 feet going a total distance of 139.14 feet to an iron pin found (3/4" pipe disturbed) on the South line of Henry Street (28' r/w), said point marks the Northeast corner of Bronker and the Northwest corner of the 4.185 acre parcel herein to be described;

Thence, along the South line of Henry Street N 86° 16' 56" E 378.21 feet to an iron pin set marking the Northwest corner of a parcel conveyed to J. A. Miller, Deed Volume 991 page 233, the Northeast corner of the 4.185 acre parcel herein to be described;

Thence, leaving the South line of Henry Street, with the West line of Miller S 02° 40' 55" E 314.82 feet to an iron pin set on the North Right-of-Way line of Interstate Route 70, (U.S. Rte 40), said Interstate Route 70 being a dedicated easement by Common Pleas Court Case Number 42248 Dated April 13, 1961 to the City of Zanesville, Deed Volume 507 page 548 and in Deed Volume 509 page 501 and being more fully defined on O.D.O.T. R/W Plan Mus-40-11.78 Sheet 34 Station 183+00 to Station 197+00;

Thence, continuing S 02° 40' 55" E 126.06 feet to a point in the aforementioned Interstate Route 70 Easement, the Southeast corner of Parcel 1 conveyed to Mallett and the 4.185 acre parcel herein to be described;

Thence, S 59° 15' 38" W 271.48 feet to another point in said easement, the Southwest corner of Parcel 1 conveyed to Mallett;

Thence, N 02° 40' 55" W 70.71 feet to a point marking the Southeast corner of Parcel 2 conveyed to Mallett;

Thence, along the South line of said Parcel 2 S 89° 25' 55" W 49.27 feet to an iron pin set on the Right-of-Way line of Interstate Route 70;

Thence, continuing S 89° 25' 55" W 50.00 feet to an iron pin set marking the Southeast corner of a parcel conveyed to Paul L. and Janet L. Brent, Deed Volume 735 page 167;

Thence, along the East line of Brent and with the meanderings of a woven wire fence N 01° 12' 02" W 204.22 feet to a Wood Corner Post Found in a multi forked Maple Tree; said point being on the South line of Playford Avenue (Extended);



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Thence, along the North line of Brent and the South line of Playford Avenue (Extended) S 89° 23' 35" W 63.29 feet to an iron pin found (3/4" solid pipe), said point marks the Southeast corner of Parcel 2 conveyed to Bates, aforementioned;

Thence, with the East line of said Parcel 2 conveyed to Bates N 01° 06' 15" E 42.40 feet to the **PRINCIPLE PLACE of BEGINNING.**

Said parcel as surveyed contains a **Total of 4.185 Acres** more or less of which 0.650 acres lie within the Right-of-Way Easement of Interstate Route 70, Deed Volume 507 page 548, and 0.061 acres lie within a Ingress - Egress Easement granted to Paul L. and Janet L. Bates, Deed Volume 735 page 167.

Subject to the Right-of-Way Easement of Interstate Route 70, and a Ingress - Egress Easement conveyed to Paul L. and Janet L. Brent, Deed Volume 735 page 167 and all other legal easements, right of ways, leases, and restrictions of record.

Bearings of the above description are based on the East line (as surveyed) of the Sylvia V. Mallett parcel, Deed Volume 883 page 339 as being S 02° 40' 55" E and are an assumed Meridian used to denote angles only.

Note: all Deed Volumes and Official Records and pages referenced to above are found in the Office of the Recorder, Muskingum County, Ohio.

Note: All iron pins **SET** are 5/8" O.D. iron reinforcing bars 30" long with identification caps labeled "S.A. England S-7452"

The above description is based on an actual field survey of the premises by or under the direct supervision of Scott A. England, Ohio Registered Surveyor #7452.

**OFFICE COPY
NOT RECORDABLE**

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY W. S. D.

5-31-2001

PREPARED BY:

PIN 2001 - 1166-01MU

S.A. ENGLAND & ASSOCIATES
PROFESSIONAL LAND SURVEYING
P.O. BOX 600 THORNVILLE, OHIO 43076
740-928-8680 FAX 740-928-9565
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Property Location:

Situate in the in the City of
Zanesville, in the Fourth Ward,
County of Muskingum, State of
Ohio, and being a part of the
Third Quarter, Twp.-1N,
Rng.-7W, United States Military
Lands.

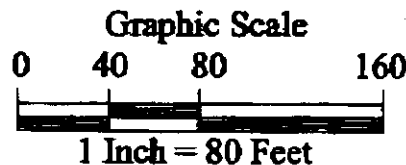
Being a re-survey of a Parcel 1
(2.65 Ac.) and Parcel 2 (1.5 Ac.)
conveyed to Sylvia V. Mallett as
described and recorded in Deed
Volume 883 page 339 in the
Muskingum County Recorders
Office, said parcels also being
known as Auditors P.P.N.
No. 84-39-01-01-000.

Bearings of this plat are based on
the East line (as surveyed) of the
Sylvia V. Mallett parcel, Deed
Volume 883 page 339 as being
N 02° 40' 55" W and is an
assumed Meridian used to denote
angles only.

I Hereby Certify That An Actual Survey of
The Premises Was Made and This Plat
Is Correct To The Best of My Knowledge

Dated: _____

Scott A. England, P.S.
Ohio Registered Surveyor #7452



LEGEND

- - Iron Pin Found
Size & Type as Noted
- - Iron Pin Set
5/8" Rebar with a Yellow Cap
Labeled S.A. England #7452
- ▲ - 4" Steel Casing
- △ - Rail Spike Set
- ★ - Point
- (T) - Total Dimension
- e/p - Edge of Pavement
- ✿ - Corner Post/Forked Tree

