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September 12, 2023

Job No. 23-7816

Surveyor's Description: ~ **All of Parcel No 84-39-01-28-000 ~ 0.051 Ac. & 0.196 Ac.**

The parcel herein described is situated in the State of Ohio, County of Muskingum, and City of Zanesville and is known as being the same lands conveyed to **Walter George Fritz, Trustee** as described in D.V. 943 on Page 349 and being all of Lot 66 and the vacated portion of William Street that lies north of Elm Street (Ord. No. 2936 dated November 22, 1937) in the William Fox Homestead Farm Subdivision as shown in Common Pleas Records Volume 66 on Page 353 in the Muskingum County Recorder's Office in Zanesville, Muskingum County, Ohio and is better described as follows:

**Tract One – Lot 66 - Commencing** for a reference at an existing 5/8" iron pin at the Northeast corner of Lot 66 in the William Fox Homestead Farm Subdivision as shown in Common Pleas Records Volume 66 on Page 353;

**Thence**, with the east line of Lot 66 and the west line of Brooks Billboard Corporation (D.V. 3007 Pg. 715), **South 2 degrees 04 minutes 45 seconds West, 56.00 feet** to the southeast corner of Lot 66 on the north line of Elm Street (49.5' R/W), referenced by an existing 1" iron pipe bearing South 12 degrees 51 minutes 07 seconds West, 3.87 feet therefrom and an existing 5/8" iron pin bearing South 2 degrees 04 minutes 45 seconds West, 128.19 feet therefrom;

**Thence**, with the south line of the said Lot 66 and the north line of Elm Street, **North 87 degrees 19 minutes 26 seconds West, 153.27 feet** to the southwest corner of Lot 66 and the intersection of the north line of Elm Street and the east line of the vacated William Street (40' R/W);

**Thence**, with the west line of Lot 66 and the east line of the vacated William Street, **North 2 degrees 55 minutes 56 seconds East, 56.00 feet** to the northwest corner of Lot 66 on the south line of an existing alley (16' R/W) in the Blandy's Hill Addition (P.B. 2 Pg. 18);

**Thence**, with the north line of Lot 66 and the south line of the said alley, **South 87 degrees 19 minutes 26 seconds East**, passing an existing 5/8" iron pin at 148.43 feet, a total distance of **152.43 feet** to the **True Point of Beginning**.

**Containing 0.196 Acres** and being subject to all legal roads, easements, and restrictions of record. Note: The existing deed calls out an existing right of the City of Zanesville to a public right-of-way (40 feet in width) across the rear of Lot 66 (the east 40 feet).

**Tract Two – Vacated portion of William Street north of Elm Street - Commencing** for a reference at an existing 5/8" iron pin at the Northeast corner of Lot 66 in the William Fox Homestead Farm Subdivision as shown in Common Pleas Records Volume 66 on Page 353;

**Thence**, with the north line of Lot 66 and the south line of an alley (16' R/W) in the Blandy's Hill Addition (P.B. 2 Pg. 18), **North 87 degrees 19 minutes 26 seconds West**, passing an existing 5/8" iron pin at 4.00 feet, a total distance of **152.43 feet** to the northwest corner of Lot 66 at the intersection of the north line of Lot 66 and the east line of the vacated William Street (40' R/W) and the **True Point of Beginning** for the 0.051 acres;

**Thence**, with the west line of Lot 66 and the east line of the vacated William Street, **South 2 degrees 55 minutes 56 seconds West, 56.00 feet** to the southwest corner of Lot 66 at the intersection of the east line of the vacated William Street and the north line of Elm Street (49.5' R/W);