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Cooper Ridge Homes, LLC
OR 3080-762, Parcel One
All of: 84-53-01-08-000 (+/-0.350 Ac.)
All of: 84-53-01-09-000 (+/-0.180 Ac.)
All of: 84-53-01-10-000 (+/-0.410 Ac.)
Total +/-0.940 Acres

Situated in the State of Ohio, County of Muskingum, City of Zanesville and being part of Lots 1 & 2 of Sam Brown Farm Plat #3 out of Muskingum Mining Co. Lots (Plat Book 2, Page 10) being all of the lands now owned by Cooper Ridge Homes, LLC in OR 3080-762, Parcel One of the Muskingum County Recorder's Office and more particularly described as follows.

Beginning at an axle found at the southeast corner of Lot 2, Barron's First Sub (PB 7, Page 35), said axle also being on the north line of Old Adamville Road, thence with the north line of said Old Adamville Road the following two (2) courses:

1. S 62°24'01" W a distance of 83.32 feet to a point;
2. S 40°53'33" W a distance of 133.66 feet to an iron pin found (newcome) at the southeast corner of the lands now owned by Christ The King Catholic Church (OR 2179-777) also being the southeast corner of Wortley's Sub. (RP 1, Page 254);

thence with the common line of said Christ The King Catholic Church/Cooper Ridge Homes, LLC's lands the following two (2) courses:

1. N 02°14'06" E a distance of 111.00 feet to a stone found, passing an iron pin set at 8.05 feet;
2. N 87°09'45" W a distance of 46.50 feet to an iron pin set on the east line of Arter Lane, passing an iron pin found (newcome) at 29.96 feet;

thence with the east line of said Arter Lane, N 02°49'30" E a distance of 235.01 feet to an iron pin set at the intersection of said east line of Arter Lane and the south line of Carpenter Street (40');

thence with the south line of said Carpenter Street, S 87°49'41" E a distance of 97.17 feet to an iron pin found (5/8") at the north west corner of Lot 1 of said Barron's First Sub., passing an iron pin found (5/8") at 46.60 feet;

thence with the west line of said Barron's First Sub., S 24°51'06" E a distance of 225.51 feet to the principal place of beginning, containing a total of 0.940 acres, more or less, subject to all legal highways and easements of record.

All bearings described herein are based on the Ohio State Plane Grid Coordinates, NAD83, Ohio South per GPS Observation.

All iron pins set are 5/8 inch by 30 inch steel rebar with plastic identification caps marked MCPEEK PS8517.

The above described 0.940 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on July 14th, 2022.



DESCRIPTION
APPROVED

By: DW 7-19-2022