

South Split Parcel of Nickle Cone LLC Lands in Zanesville, Ohio

Situated in the State of Ohio, County of Muskingum, City of Zanesville, and being part of Lots 1, 2, and 3, of the First Five Squares in Taylor's Addition to the City of Zanesville, (Pl. Bk. 2, Pg. 12), and being presently owned by Nickle Cone, LLC, as per Official Record 2773, Page 407, and being more particularly described as follows:

Beginning for reference and the principal place of beginning at a point on the southeast corner of Lot 1, of the First Five Squares in Taylor's Addition to the City of Zanesville, (Pl. Bk. 2, Pg. 12), from which an iron pipe found bears South 37 degrees 03 minutes 32 seconds East, 0.27 feet;

Thence along the north line of Thurman Street, (R\W 60') the and the south line of Lot 1, North 86 degrees 55 minutes 26 seconds West, 128.51 feet to an iron pin set on the right of way of Maple Avenue;

Thence along said right of way, North 02 degrees 24 minutes 03 seconds East, 140.01 feet to a railroad spike set;

Thence through Lot 3, and the lands presently owned by Nickle Cone, LLC, (OR 2773-407), South 86 degrees 55 minutes 26 seconds East, 128.51 feet to a railroad spike set on the west line of a sixteen feet wide alley;

Thence along the west line of said alley and the east lines of Lots 3, 2, and, 1, South 02 degrees 24 minutes 03 seconds West, 140.01 feet to the principal place of beginning, containing 0.41 acres, more or less, and being all of Auditor's Parcel Number 85-01-01-13-000, +- 0.33 Acres, and part of Auditor's Parcel Number 85-01-01-12-000, +- 0.08 Acres

Subject to all legal recorded easements and right of ways.

Iron pins set are 5\8 inch rebars, 30 inches long, with plastic identification caps.

Bearings are based on the Ohio State Plane Coordinate System, NAD 83(2011), South Zone, Grid North, as per G.P.S. observations.

This description is written based on a field survey completed April 19, 2024 by Newcome Surveying Company LLC.

**OFFICE COPY**  
*Jack D. Newcome*  
**NOT RECORDED**  
Jack D. Newcome, Reg. No. 7321

*4-30-24*  
Date



APPROVED BY CITY PLANNING COMMISSION,  
ZANESVILLE, OHIO;  
NO PLAT REQUIRED  
*Dave Miller 6-5-2024*

DESCRIPTION

APPROVED

By: *D.M. Barnhard*

*6-6-2024*