

**DESCRIPTION OF 0.271 ACRES
LYING NORTH OF CLEARVIEW STREET
AND WEST OF MAPLE AVENUE
TRACT 1**

Situated in the State of Ohio, County of Muskingum, City of Zanesville, being part of lots 1 and 2 of Maple Hill Addition, of record in Plat Book 5, Page 63, and part of a 15 feet wide alley vacated by Ordinance No. 71-87, Deed Book 619, Page 13, and being a tract of land (All of P.N. 85-18-02-08-000) conveyed to RR Praxis Corporation, by deed of record in Deed Volume 1152, Page 581, Recorder's Office, Muskingum County, Ohio, and being bounded and more particularly described as follows:

Beginning for reference, at an axel found, at the southwesterly corner of said lot 1, the southeasterly corner of said vacated alley, on the southerly line of a tract of land conveyed to RR Praxis Corporation, by deed of record in Deed Volume 1149, Page 21, and on the northerly line of Clearview Street (32 feet wide);

Thence South 88°03'24" East, a distance of 57.48 feet, along the southerly line of said lot 1, the southerly line of said RR Praxis Corporation tract (D.V. 1149, Pg. 21), and the northerly line of said Clearview Street, to a 3/4 inch iron pin found, at the southeasterly corner of said RR Praxis Corporation tract (D.V. 1149, Pg. 21), and the southwesterly corner of said RR Praxis Corporation tract (D.V. 1152, Pg. 581), and being the **Point of True Beginning**;

Thence North 02°17'25" East, a distance of 50.70 feet, along the line common to said RR Praxis Corporation tract (D.V. 1152, Pg. 581) and said RR Praxis Corporation tract (D.V. 1149, Pg. 21), to a 1/2 inch iron pin found, at the northeasterly common corner of said RR Praxis Corporation tract (D.V. 1152, Pg. 581) and said RR Praxis Corporation tract (D.V. 1149, Pg. 21), on the northerly line of said lot 1, and on the southerly line of said lot 2;

Thence North 87°37'24" West, a distance of 64.98 feet, along the line common to said RR Praxis Corporation tract (D.V. 1152, Pg. 581) and said RR Praxis Corporation tract (D.V. 1149, Pg. 21), along the line common to said lots 1 and 2, and across said vacated alley, to a 5/8 inch rebar found, in the centerline of said vacated alley, at the westerly common corner of said RR Praxis Corporation tract (D.V. 1152, Pg. 581) and said RR Praxis Corporation tract (D.V. 1149, Pg. 21), the northeasterly corner of a tract of land conveyed to Morgan R. Coffey and Ryan M. Murphy, Jr., by deed of record in Official Record 3251, Page 244, and the southeasterly corner of a tract of land conveyed to Mindy Edwards, by deed of record in Official Record 1829, Page 772;

Thence North 02°17'25" East, a distance of 50.00 feet, along the line common to said RR Praxis Corporation tract (D.V. 1152, Pg. 581) and said Edwards tract, and along the centerline of said vacated alley, to a rebar set, at the northerly common corner of said RR Praxis Corporation tract (D.V. 1152, Pg. 581), and said Edwards tract, and on the northerly terminus of said vacated 15 feet wide alley;

Thence South 87°37'24" East, a distance of 150.29 feet, along the northerly line of said RR Praxis Corporation tract (D.V. 1152, Pg. 581), said vacated alley, and along the northerly line of said lot 2, the southerly line of lot 3 of said Maple Hill Addition, and along the southerly line of a tract of land conveyed to Healthy Life Chiropractic, LLC, by deed of record in Official Record 2095, Page 150, to a 5/8 inch rebar found, at the easterly common corner of said RR Praxis Corporation tract (D.V. 1152, Pg. 581) and said Healthy Life Chiropractic, LLC tract, and the northwesterly corner of Parcel 16WD conveyed to the State of Ohio, by deed of record in Deed Volume 568, Page 591, and on the westerly line of Maple Avenue (67 feet wide);

Thence South 02°17'25" West, a distance of 100.05 feet, along the line common to said RR Praxis Corporation tract (D.V. 1152, Pg. 581), said Parcel 16WD, and Maple Avenue, to a rebar set, at the southerly common corner of said RR Praxis Corporation tract (D.V. 1152, Pg. 581), and said Parcel 16WD, and at the northwesterly intersection of said Maple Avenue and said Clearview Street;

Thence North 88°03'24" West, a distance of 85.31 feet, along the line common to said RR Praxis Corporation tract (D.V. 1152, Pg. 581), and said Clearview Street, to the **Point of True Beginning**, containing 0.271 acres more or less, and being subject to all easements, restrictions and rights-of-way of record.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011) Epoch 2010. Said bearings originated from a field traverse which was referenced to said Coordinate System by GPS observations and observations of selected stations in the Ohio Department of Transportation Real-Time-Network. The portion of the westerly line of Maple Avenue, having a bearing of South 02°17' and monumented as shown hereon, is designated the "basis of bearing" for this description.

All rebar set are 5/8 inch DIA. 30 inches in length, with an orange plastic cap stamped "P.S. 8047".

The above description is based on an actual field survey performed in August of 2025.



Compass 360 Surveying
OFFICE COPY
Scott D. Grundel 8/19/25
NOT RECORDABLE
Scott D. Grundel, P.S.
Registered Surveyor No. 8047

DESCRIPTION
APPROVED
By: *D.M. Barnhard*
8-27-2025

LEGEND

- IPF IRON PIN FOUND
- RBF REBAR FOUND
- RBS REBAR SET
- X— EXISTING FENCE LINE

BASIS OF BEARINGS:

THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011) EPOCH 2010. SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME-NETWORK. THE PORTION OF THE WESTERLY LINE OF MAPLE AVENUE, HAVING A BEARING OF SOUTH 02°17'25" WEST AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

FLOOD NOTE:

THE SUBJECT PROPERTY LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP NUMBER 39119C0285G, WITH AN EFFECTIVE DATE OF 07/06/2010, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

NOTE:

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL REBAR SET ARE 5/8" DIA. 30" LONG, WITH AN ORANGE PLASTIC CAP STAMPED "P.S. 8047".

SURVEY OF 0.271 & 0.076 ACRES

LYING IN
PART OF LOTS 1 & 2
MAPLE HILL ADDITION
PLAT BOOK 5, PAGE 63
PART OF A 15 FEET WIDE ALLEY
VACATED BY ORDINANCE NO. 71-87,
DEED BOOK 619, PAGE 13
CITY OF ZANESVILLE, COUNTY OF MUSKINGUM
STATE OF OHIO

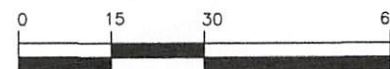
DESCRIPTION
APPROVED

By: *D.M. Barnhard*
8-27-2025

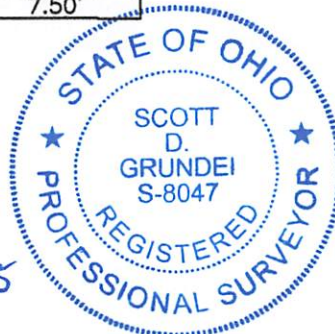
 **Compass 360°**
surveying

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DATE: 8/8/25 JOB NO. 25-170

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



CERTIFICATION:

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS PREPARED FROM AND ACTUAL FIELD SURVEY PERFORMED BY OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH CHAPTER 4733-37 OHIO ADMINISTRATIVE CODE. THE SURVEY WAS PERFORMED IN AUGUST OF 2025.

OFFICE COPY

NOT RECORDABLE

SCOTT D. GRUNDEI, P.S.
REGISTERED SURVEYOR NO. 8047

DATE

DRAWN BY: SG

