

**DESCRIPTION OF 0.076 ACRES
LYING NORTH OF CLEARVIEW STREET
AND WEST OF MAPLE AVENUE
TRACT 2**

Situated in the State of Ohio, County of Muskingum, City of Zanesville, being part of lot 1 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. 85-18-02-08-001) conveyed to RR Praxis Corporation, by deed of record in Deed Volume 1149, Page 21, Recorder's Office, Muskingum County, Ohio, and being bounded and more particularly described as follows:

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

Thence North $88^{\circ}03'24''$ West, a distance of 7.50 feet, along the southerly line of said RR Praxis Corporation tract (D.V. 1149, Pg. 21), the southerly line of said vacated alley, and the northerly line of said Clearview Street, to a rebar set, in the centerline of said vacated alley, at the southwesterly corner of said RR Praxis Corporation tract (D.V. 1149, Pg. 21), and the southeasterly 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;

Thence North $02^{\circ}17'25''$ East, a distance of 51.19 feet, along the line common to said RR Praxis Corporation tract (D.V. 1149, Pg. 21), and said Coffey tract, and along the centerline of said vacated alley, to a 5/8 inch rebar found, at the northerly common corner of said RR Praxis Corporation tract (D.V. 1149, Pg. 21), and said Coffey tract, the southeasterly corner of a tract of land conveyed to Mindy Edwards, by deed of record in Official Record 1829, Page 772, and at the southwesterly corner of a tract of land conveyed to RR Praxis Corporation, by deed of record in Deed Volume 1152, Page 581;

Thence South $87^{\circ}37'24''$ East, 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), the northerly line of said lot 1, and the southerly line of lot 2 of said Maple Hill Addition, 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);

Thence South $02^{\circ}17'25''$ West, 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), and across said lot 1, to a 3/4 inch iron pin found, at the southerly 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 southerly line of said lot 1, and on the northerly line of said Clearview Street;

Thence North $88^{\circ}03'24''$ West, a distance of 57.48 feet, along the southerly line of said RR Praxis Corporation tract (D.V. 1149, Pg. 21), the southerly line of said lot 1, and the northerly line of said Clearview Street, to the **Point of Beginning**, containing 0.076 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 $02^{\circ}17'$ 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

Scott D. Grunel, P.S.
Registered Surveyor No. 8047

OFFICE COPY
Scott D. Grunel 8/19/25
NOT RECORDABLE

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

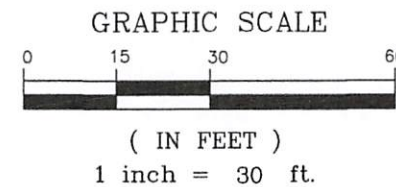
By: *D.M. Barnhard*
8-27-2025

 **Compass 360°**
surveying

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



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

LINE TABLE:

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 88°03'24" W | 7.50' |

POINT OF
BEGINNING
TRACT 2

BEGINNING FOR
REFERENCE
TRACT 1

MORGAN R. COFFEY &
RYAN M. MURPHY, JR.
O.R. 3251, PG. 244

MINDY EDWARDS
O.R. 1829, PG. 772

HEALTHY LIFE CHIROPRACTIC, LLC
O.R. 2095, PG. 150

RR PRAXIS CORPORATION
D.V. 1152, PG. 581
ALL OF P.N. 85-18-02-08-000
0.271 ACRES
11812.000 S.F.
TRACT 1

RR PRAXIS CORPORATION
D.V. 1149, PG. 21
ALL OF
P.N. 85-18-02-08-001
0.076 ACRES
3310.287 S.F.
TRACT 2

STATE OF OHIO
PARCEL 16WD
D.V. 568, PG. 591

POINT OF TRUE
BEGINNING
TRACT 1

MAPLE AVENUE 67'

CLEARVIEW STREET 32'

DRAWN BY: SG