

Parcel C
Robert L Dolen Jr
Heather M. Dolen
OFFICIAL RECORD 2796-595
± 0.1045 ACRES

Situated in the State of Ohio, County of Muskingum, City of Zanesville, being part of Lots 25 and 26 In Avalon Heights Subdivision as delineated in P.B. 4 Page 58, and as conveyed to **Robert L Dolen Jr and Heather M. Dolen** in Official Record 2796 Page 595 at the Muskingum County Recorder's Office and being more particularly described as follows;

Commencing at an iron pipe found on the northeast corner of Lot 23 of said Avalon Heights Subdivision, said iron pipe also being on the south line of Wabash Avenue 50.00 feet wide, thence **South 01 degrees 58 minutes 05 seconds West** along the west line of Rich Street 50.00 feet wide, a distance of **130.00 feet** to an iron pin set (capped TRIUMPH SERVICES) on the south line of the north half of a vacated 16.00 foot wide alley (Vol. 832, Pg. 276).

Thence with the lands of now or formerly Joseph A. Newsom as found in Official Record 3141-410, and said south line, **North 88 degrees 09 minutes 00 seconds West** a distance of **89.89 feet** to an iron pin set (capped TRIUMPH SERVICES), (having passed through an iron pin (capped TRIUMPH SERVICES) at a distance of 54.89 feet **Principal Point of Beginning**;

Thence continuing with said lands, and the lands of now or formerly Tiffany C. Leslie as found in Official Record Book 3099-729, **North 88 degrees 09 minutes 00 seconds West** a distance of **35.00 feet** to an iron pin set (capped TRIUMPH SERVICES).

Thence with a new division line through said Dolen lands, **North 02 degrees 01 minutes 00 seconds East** a distance of **130.00 feet** to an iron pin set (capped TRIUMPH SERVICES) on the south line of Wabash Avenue.

Thence along the south line of Wabash Avenue, **South 88 degrees 09 minutes 00 seconds East**, a distance of **35.00 feet** to an iron pin set (capped TRIUMPH SERVICES).

Thence with a new division line through said Dolen lands, **South 02 degrees 01 minutes 00 seconds West** a distance of **130.00 feet** to the **Principal Point of Beginning**.

Being a total of **0.1045-acres** and part of Muskingum County Auditor's Tax Parcel Number 86-14-03-04-000 (0.0298 Acres) and part of P.N. 86-14-03-03-000 (0.0747 Acres).

Bearings are based on a survey completed by C.R. Harkness for P.N. 86-14-04-34-000 & 86-14-04-35-000

This description is written based on a survey completed July 10, 2024 by Dino Lustri, PS, Reg. No. 8360.

Digitally signed by Dino Lustri,
P.E., P.S.
DN: C=US,
E=dlustri@triumphservices.com,
O=Triumph Services, CN="Dino
Lustri, P.E., P.S."
Contact Info: Reg. No. 8360
Date: 2024.10.02 11:36:01-04'00'

Dino Lustri, PS
Reg. No. 8360



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APPROVED BY CITY PLANNING COMMISSION,
ZANESVILLE, OHIO;
NO PLAT REQUIRED

[Signature] 10-2-24

DESCRIPTION

APPROVED

By: *J.M. Barnhard*
10-2-2024