

Parcel A
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 Lot 27 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 said south line and the lands of now or formerly **Joseph A. Newsom** as found in Official Record 3141-410, and the lands of **Tiffany C Leslie** as found in Official Record 3099-729, **North 88 degrees 09 minutes 00 seconds West**, a distance of **159.89 feet** to an iron pin set (capped TRIUMPH SERVICES), having passed through iron pins at a distance of **54.89 feet, 89.89 feet, and 124.89 feet, Principal Point of Beginning;**

Thence continuing with said lands, and said south line, **North 88 degrees 09 minutes 00 seconds West** a distance of **35.00 feet** to an iron pin set (capped TRIUMPH SERVICES) at the southwest corner of Lot 27.

Thence with said Dolen lands and, the lands of now or formerly CMR Zanesville Properties LLC as found in Official Record Book 3143-312, **North 02 degrees 01 minutes 00 seconds East** a distance of **130.00 feet** to an iron pin set at the northwest corner of said Lot 27.

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 86-14-03-05-000 (0.1045 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: 2024.09.11 14:48:20-04'00'



Dino Lustri, PS
Reg. No. 8360

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NOT RECORDABLE

DESCRIPTION
APPROVED

By: D.M. Barnhard
10-2-2024

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

Dino Lustri 10-2-2024