

J & J Surveying Services, Inc.

7509 E. Main St.
Suite 104
Reynoldsburg, Ohio 43068

Phone 614\866-9158
JJSurveyingOhio.com

February 28, 2023

Description of 0.239 acres (North parcel), City of Zanesville, Muskingum County, Ohio

SITUATED in the State of Ohio, County of Muskingum, City of Zanesville, being a part of Quarter Township 4, Township 4, Range 8, U.S. Military Lands, and being a part of Lots 1 (Parcel I) and 7 (Parcel III) of Fairway Village, Plat Book (P.B.) 7, pg. 57, both Lots being conveyed to Jakes Corner Maple Avenue LLC in Official Record (O.R.) 3098, pg. 744 and in O.R. 3098, pg. 747, Muskingum County Recorder's Office;

All records referred to are those of record in the Muskingum County Recorder's Office, unless otherwise noted;

BEGINNING at a found 5/8" iron pin with a cap stamped "AMD 8050" at the northwest corner of the said Lot 7, being the northeast corner of Lot 9 of the said Fairway Village, and being a point in the south line of Lot 18 of Brown's Garden Lots, P.B. 4, pg. 129;

THENCE South 88 degrees 06 minutes 28 seconds East 183.15 feet, along the north lines of the said Lots 7 and 1, and the south line of the said Lot 18, to a set iron pin, being the northwest corner of a 291 sq. ft. tract (Parcel No. 57-WD) conveyed to the City of Zanesville in Deed Book (D.B.) 543, pg. 387;

THENCE South 25 degrees 59 minutes 18 seconds East 35.78 feet, along the west line of the said 291 sq. ft. tract and crossing the said Lot 1, to a set iron pin;

THENCE South 64 degrees 00 minutes 42 seconds West 52.83 feet, crossing the said Lot 1, to a set iron pin;

THENCE North 88 degrees 06 minutes 28 seconds West 153.14 feet, crossing the said Lots 1 and 7, to a set iron pin, being a point in the west line of the said Lot 7 and in the east line of the said Lot 9;

THENCE North 01 degrees 51 minutes 15 seconds East 56.34 feet, along the west line of the said Lot 7 and the east line of the said Lot 9, to the point of beginning, having an area of 10,418 square feet or 0.239 acres, of which 0.203 acres is out of the said Lot 1 and 0.036 acres is out of the said Lot 7, according to a survey by J&J Surveying Services, Inc. on 5/14/22, under the direct supervision of Raymond J. Wood, P.S. 7745;

The parcel described herein is part of Parcel Nos. 80-86-27-01-01-000 (Lot 1, 0.203 acres) and 80-86-27-01-04-000 (Lot 7, 0.036 acres);

The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2012) Epoch 2209. Said bearings originated from a field traverse which was tied to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Real-Time-Network (ODOT RTN). The portion of the north right of way line of Country Club Dr., having a bearing of North 88 degrees 06 minutes 28 seconds West, is designated the "basis of bearing" for this survey.

All iron pins set are 5/8" in diameter, 30" long, with a cap stamped "J&J SURVEYING".

Not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations. Parcel to be combined to Auditor's Parcel Number 86-28-02-01-000.

OFFICE COPY
NOT RECORDABLE
Raymond J. Wood, P.S. 7745, date 2/28/23
APPROVED
By: A. G. 1/6/2023



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

Dore Miller 3-27-2023