

DEED DESCRIPTION

FOR

DONALD D PHIPPS

Situated in the 6th Ward, City of Zanesville, County of Muskingum and the State of Ohio and being part of **Lot 1 & 2 of Pauline Madinger Allotment Plat Book 7 Page 2, also part of Lot 3 Heritage Hills No. 1 Plat Book 14 Page 36 (also being 0.951 acres)** and being more particularly described as follows:

Commencing at a survey angle point at the Southwest Corner of Lot 3 of Heritage Hills Plat no. 1 as found in Plat Book 14 Page 36, referenced by an iron pin found that bears: S02°31'29"W a distance of 25.00 feet, Thence with the south line of said lot 3 S87°37'42"E a distance of 331.06 feet to an iron pin set capped "G. SALING-7192" the **BEGINNING:**

Thence with the lands of now or formerly 4Mations Holdings LLC as found in Book 2873 Page 730 N08°10'17"W a distance of 245.98 feet to an iron pipe found uncapped (Bent).

Thence with the south line Brandywine BLVD and with a curve to the left with following properties:

DLT 2°16'22"

Radius 540.00 feet

Cord Brg N69°27'46"E

Cord Dist 21.42 feet

Length 21.42 feet

Thence continuing with said south line N66°56'19"E a distance of 28.62 feet to a survey angle point.

Thence leaving said Brandywine BLVD and with the lands of now or

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formerly Gem Prop INC as found in Book 1022 Page 187 the following three (3) calls:

1.S24°41'40"E a distance of 66.26 feet to an iron pin found uncapped in a rail road tie.

2.S24°41'40"E a distance of 344.51 feet to an iron pin found capped "GRAVES-5792".

3.S24°41'40"E a distance of 59.52 feet to an iron pin found capped "LPG-6844".

Thence with the lands of now or formerly HC Zanesville Meadowood LLC as found in Book 3235 Page 601 the following three calls:

1.N67°29'54"W a distance of 214.00 feet to an iron pipe found uncapped (Bent).

2.N01°53'56"E a distance of 82.20 feet to an iron pin found uncapped.

3.N85°29'19"W a distance of 12.96 feet to the beginning and containing 0.951 acres more or less and being all of the property conveyed to Donald D Phipps as found in Book 800 Page 318.

ALL of Parcel # 86-30-01-18-000 (0.738 acres)

AL of Parcel # 86-30-01-19-000 (0.213 acres)

DESCRIPTION

APPROVED

By: H.A. Barabard
5-15-2026

Subject to all easements or leases of public record.

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Iron pin set are $\frac{5}{8}$ inch diameter re-bar 30 inches long capped "G. SALING-7192".

Bearings are from a GPS observation and are for angle calculations only.

Based on the south line of lot 3 Heritage Hills Plat I used as S87°37'42"E.

A survey of the above described property was made by Gary D. Saling, Registered Surveyor # S-7192 on May 6, 2026.



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DESCRIPTION
APPROVED

By: D.M. Barnhard
5-15-2026



BRANDYWINE BLVD

CURVE DATA: LEFT

DLT 2° 16' 22"
RADIUS 540.00
CORD BRG N 69° 27' 46" E
CORD DIST 21.42
LENGTH 21.42

PERTINENT DOCUMENTS

DEEDS
SURVEYS
COUNTY GIS MAPS

0' 30' 60' 0'
SCALE: 1" = 60'

COMMENCING
SW CORNER LOT 3
HERITAGE HILLS PLAT 1
PLAT BOOK 14 PAGE 36

4MATIONS HOLDINGS LLC 2873 / 730

331.06
S87°37'42"E

S 02° 31' 29" W
25.00

DESCRIPTION
APPROVED

By: D.M. Parahard
5-15-2026

GARY D. SALING
OHIO REGISTERED SURVEYOR



SALING SURVEYING 740 439 - 2057
744 1/2 SOUTH 9th STREET
P. O. BOX 1554
CAMBRIDGE, OHIO 43725

BEARINGS ARE FROM A GPS OBSERVATION AND ARE FOR
ANGLE CALCULATIONS ONLY
BASED ON THE SOUTH LINE OF LOT 3 HERITAGE HILLS PLAT I
USED AS S 87° 37' 42" E

HC ZANESVILLE MEADOWOOD LLC
3235 / 601

P.O.B.

0.951 ACRES TOTAL

82.20
N01°53'56"E

ALL OF
86-30-01-18-000 (0.738 ACRES)
N67°29'54"W
214.00

BWC BEE
MAPLE LLC
3046 / 61

LEGEND !

- IRON PIN SET CAPPED "G. SALING-7192"
- IRON PIN FOUND CAPPED "GRAVES-5792"
- IRON PIN FOUND CAPPED "AHLERS MOE-6814"
- IRON PIN FOUND UNCAPPED
- IRON PIPE FOUND UNCAPPED (BENT)
- ▲ MAG NAIL SET
- ◆ 1 1/2' WHITE PVC PIPE SET
- ◇ CROWS FOOT IN CONCRETE WALL
- IRON PIN FOUND CAPPED "LPG-6844"
- SURVEY ANGLE POINT

SURVEY PLAT OF 0.951 ACRES TOTAL

DONALD D. PHIPPS

PART OF LOTS 1 & 2 PAULINE MADINGER ALLOTMENT P.B. 7 PG. 2

ALSO PART OF LOT 3 HERITAGE HILLS NO. 1 P.B. 14 PG. 36

CITY OF ZANESVILLE, MUSKINGUM CO. OHIO

REF: VOLUME 800 PAGE 318

MAY 6, 2026



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~~NOT RECORDABLE~~
SURVEYED BY:
GARY D. SALING
REGISTERED SURVEYOR
S - 7192