

86-3102-01-004

DESCRIPTION OF 0.665 ACRE TRACT

Situated in the State of Ohio, County of Muskingum, City of Zanesville, being a part of Bank Lot 2, Quarter Township 1, Township 1, Range 8, of the United States Military Lands, and being a part that 53.86 acre tract (Parcel Nos. 86-31-02-01-000 and 86-31-02-01-500), Parcel II, as conveyed to Colony Square Mall Owner LLC, as recorded in Official Record 2794, Page 420, all references being to those of record in the Recorder's Office, Muskingum County, Ohio, said 0.665 acre Tract being more particularly bounded and described as follows:

Commencing at the southeast corner of Lot 4 of the Heritage Hills Plat 1, as recorded in Plat Book 13, Page 46 and rerecorded in Plat Book 14, Page 36, said point also being the intersection of the northerly right-of-way of Brandywine Boulevard and the centerline of Maple Avenue (State Route 60);

Thence northerly along the centerline of Maple Avenue, **North 17°09'39" West, 1168.48 feet** to a point;

Thence leaving said centerline **South 72°43'48" West, 45.00 feet** to a point, witness a 3/4" iron pipe found South 72°43'48" West, 0.21 feet, and being the **Point of Beginning** for the **0.665 Acre Tract** herein described;

Thence across said 53.86 acre tract with what represents new lines the following three (3) courses and distances;

South 72°43'48" West, 160.00 feet to an iron pin set;

North 17°09'39" West, 181.15 feet to an iron pin set; and ...

North 72°50'21" East, 160.00 feet to an iron pin set on the westerly right-of-way line of Maple Avenue;

Thence southerly along the westerly right-of-way line of Maple Avenue, **South 17°09'39" East, 180.85 feet** to the **Point of Beginning** and containing **0.665 acres**, more or less, according to a survey made by Jobes Henderson & Associates, Inc. in May of 2018.

86-31-02-01-004 A

DESCRIPTION OF 0.665 ACRE TRACT

The bearings in the above description are based on the Ohio State Plane Coordinates System, South Zone, NAD83.

All iron pins set are 5/8" in diameter rebar by 30" in length with red identification caps marked "J&H, PS 8283".

Subject to all valid and existing easements, restrictions and conditions of record.

Includes part of Parcel No. 86-31-02-01-000 (0.665 acres) and all of Parcel No. 86-31-02-01-500. Parcel No 86-31-02-01-000 is the land lying underneath Parcel No 86-31-02-01-500.



**OFFICE COPY
NOT RECORDABLE**

Jeremy L. Van Ostran, P.S.
Surveyor No. 8283

July 23, 2018

F:\Clients\Active\TSLTSL002\survey\legals\0.665 acres

**DESCRIPTION
APPROVED**
By: 813hwp

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

Jan 1 hwp 9/5/18

86-31-02-01-004 B

PLAT OF LOT SPLITS

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, CITY OF ZANESVILLE,
BEING A PART OF BANK LOT 2, QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 8, OF
THE UNITED STATES MILITARY LANDS

LEGEND

- ① I.P.F. IRON PIN & CAP FOUND
- ② I.P.F. 5/8" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
- ③ I.P.S. IRON PIN SET (5/8" REBAR) WITH CAP "SHA 8283"
- ④ CHISELED "X" IN CONCRETE FOUND
- ⑤ R.F. 3/4" IRON PIPE FOUND



DESCRIPTION

APPROVED

By: *[Signature]*

58.959 ACRES
- 3.67 ACRES (EXCEPTION TRACT I)
- 5.539 ACRES (EXCEPTION TRACT II)
49.750 ACRES (TOTAL)
ALL OF PARCEL NO.
86-31-02-01-000

Curve Table					
Curve #	Length	Radius	Delta	CH. BEARING	CH. LENGTH
C1	216.77'	460.00'	027°00'00"	N74°27'29"W	214.77'
C2	111.48'	718.94'	008°53'04"	S21°37'58"E	111.37'
C3	203.69'	460.00'	025°22'15"	S79°21'23"W	202.03'

PERTINENT DOCUMENTS USED:
MUSKINGUM COUNTY TAX MAPS
FLOOD INSURANCE RATE MAPS
ALL RECORDED DOCUMENTS SHOWN
WERE USED AS SOURCE DOCUMENTS.

FIRM COMMUNITY PANEL No.: 391190205C
FLOOD ZONE: "X" (A ZONE ALONG DITCH)
EFFECTIVE DATE: 07/06/2010

BASIS OF BEARINGS:
BEARINGS HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE
SYSTEM, SOUTH ZONE, NAD83, GEOID12A.

CORS: GPS COORDINATES OBTAINED THROUGH THE USE OF TRIMBLE R8
UTILIZING O.D.O.T. VRS NETWORK.
GPS SURVEY PERFORMED USING VRS AND RTK.

ALL PROPERTY LINES SHOWN AND MONUMENTS FOUND WERE FIELD
LOCATED AND ARE BASED ON PREVIOUS RECORDED SURVEY PLATS
AND LEGAL DESCRIPTIONS OF THE SURVEYED PROPERTY AND ALL
ADJOINING PROPERTIES. ALL OCCUPATIONAL LINES AND PROPERTY
LINES ARE THE SAME AS LOCATED IN THE FIELD.

DRAWN JLV		CHECKED JLV	DATE 07/23/2018
PLAN ISSUE/REVISION			
NO.			
HOLL COLONY SQUARE SUBDIVISION ZANESVILLE, OHIO BOUNDARY SURVEY LOT SPLIT			
JOB NUMBER: TSL002			
1			

7/25/2018 10:37 AM P:\client\colony\ltd\ltd002\design\drawing\boundary\ltd002_b001.dwg dbernicken

PERTINENT DOCUMENTS USED:
MUSKINGUM COUNTY TAX MAPS
FLOOD INSURANCE RATE MAPS
ALL RECORDED DOCUMENTS SHOWN
WERE USED AS SOURCE DOCUMENTS.

FIRM COMMUNITY PANEL No.: 39119C0285C
FLOOD ZONE: "X" (A ZONE ALONG DITCH)
EFFECTIVE DATE: 07/06/2010

BASIS OF BEARINGS:
BEARINGS HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE
SYSTEM, SOUTH ZONE, NAD83, GEOID12A.

CORS: GPS COORDINATES OBTAINED THROUGH THE USE OF TRIMBLE R8
UTILIZING O.D.O.T. VRS NETWORK.
GPS SURVEY PERFORMED USING VRS AND RTK.

ALL PROPERTY LINES SHOWN AND MONUMENTS FOUND WERE FIELD
LOCATED AND ARE BASED ON PREVIOUS RECORDED SURVEY PLATS
AND LEGAL DESCRIPTIONS OF THE SURVEYED PROPERTY AND ALL
ADJOINING PROPERTIES. ALL OCCUPATIONAL LINES AND PROPERTY
LINES ARE THE SAME AS LOCATED IN THE FIELD.

DESCRIPTION
APPROVED
By: *8/31/18*

Curve Table					
Curve #	Length	Radius	Delta	CH. BEARING	CH. LENGTH
C1	216.77'	460.00'	027°00'00"	N74°27'29"W	214.77'
C2	111.48'	718.94'	008°53'04"	S21°37'58"E	111.37'
C3	203.69'	460.00'	025°22'15"	S79°21'23"W	202.03'

PLAT OF LOT SPLITS

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, CITY OF ZANESVILLE,
BEING A PART OF BANK LOT 2, QUARTER TOWNSHIP 1, RANGE 8, OF
THE UNITED STATES MILITARY LANDS

86-3102-01-004C

LEGEND

- ① I.P.F. IRON PIN & CAP FOUND
- I.P.F. 5/8" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
- I.P.S. IRON PIN SET (5/8" REBAR) WITH CAP "JHA 8283"
- △ CHISELED "X" IN CONCRETE FOUND
- ⊙ P.F. 3/4" IRON PIPE FOUND



JOHN & ASSOCIATES, INC.
300 N. ZANESVILLE AVE.
ZANESVILLE, OH 43706-3451
Tel: (740) 344-8888
www.jhinc.com

HULL
Environment / Energy / Infrastructure

COLONY SQUARE SUBDIVISION
ZANESVILLE, OHIO
BOUNDARY SURVEY LOT SPLIT

JOB NUMBER:
TSL002

1

DRAWN
KTB

CHECKED
JLV

DATE
07/23/2018

PLAN
ISSUE/REVISION

NO.

DATE

DATE

DATE

DATE

DATE

DATE