

Description of a 1.680 Acre Parcel – Survey Parcel C

Situated in the City of Zanesville, County of Muskingum and State of Ohio, being part of the Seventh Ward (formerly Fifth Ward) in the City of Zanesville, and being part of the same parcels as conveyed to MCCF LIMITED (ALL of PN 83-28-01-01-000) in OR Bk. 2049, Pg. 16, Parcel 2 Therein, of Muskingum County Ohio Records, and being more particularly described as follows:

BEGINNING at a mag nail set at the northwest corner of Lot 1, as shown on plat, Hook Bros. & Aston's Mill Property, as recorded in Plat Bk. 2, Pg. 134 of said County Records, the same being the easterly right of way of North Pine Street (33' per Plat Bk. 2, Pg. 134);

Course No. 1; Thence along the easterly line of said North Pine Street, North 02°00'00" West, a distance of 164.69 feet to a point in Chap's Creek and an angle point in said North Pine Street;

Course No. 2; Thence continuing along the easterly right of way of said North Pine Street, North 42°31'37" West, a distance of 20.00 feet to the easterly line of a parcel conveyed to MCCF, III, LLC in OR Bk. 2452, Pg. 486 of said County Records;

Course No. 3; Thence along the easterly line of said MCCF, III parcel, North 43°10'00" East, a distance of 260.00 feet to a point in the Licking River and the southerly line of a parcel conveyed to Otto Luburgh and Sally Luburgh in OR Bk. 2642, Pg. 280 of said County Records;

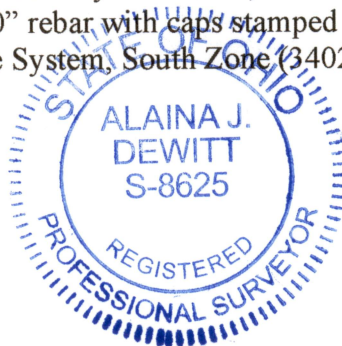
Course No. 4; Thence along the southerly line of said Luburgh parcel, South 55°27'24" East, a distance of 265.93 feet to the southeast corner of said Luburgh parcel, the same being a point on the bridge deck of the Y-bridge and the westerly right of way of West Main Street (varies, US-40, Old National Road);

Course No. 5; Thence along the westerly right of way of said West Main Street, South 48°48'11" West, a distance of 246.13 feet to the northerly line of Hook Bros. & Aston's Mill Property plat, as recorded in Plat Bk. 2, Pg. 134 of said County Records;

Course No. 6; Thence along the northerly line of said Hook Bros. plat, North 35°38'42" West, a distance of 66.88 feet to an iron pin set at the northwesterly corner of said Hook Bros. plat, and passing on line a 5/8" rebar found at 5.43 feet;

Course No. 7; Thence along the westerly line of said Hook Bros. plat, South 54°16'12" West, a distance of 189.07 feet to the POINT OF BEGINNING, and containing 1.680 acres (73,160 Square Feet) of land, more or less (All of P.N. 83-28-01-01-000) as surveyed by Alaina J. DeWitt, P.S. # S-8625 in September 2020, subject to any easements, restrictions, leases and/or right of ways of record. Iron pins set are 5/8"x30" rebar with caps stamped "DEWITT S-8625". Basis of bearings is Ohio State Plane Coordinate System, South Zone (3402), NAD83 (2011, EPOCH 2010). Distances are listed in Ground.

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NOT RECORDABLE
Alaina J. DeWitt, P.S.
Professional Surveyor No. S-8625



Cardinal Precision Surveying, LLC - Philo, OH - 330.603.0264 - www.cardinalprecisionsurveying.com

20071 - MCCF Boundaries - Parcel C - Description.docx

DESCRIPTION

APPROVED

By: Alaina J. DeWitt