

84-29-01-04-000  
73-03-04-11-000

## Baseline Surveying, Inc.

Land Surveying and Construction Layout

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### U.S. BANK NATIONAL ASSOCIATION, TRUSTEE AUDITORS PARCEL NUMBER

84-29-01-04-000 (ALL-0.100 ACRES) & 73-03-04-11-000 (ALL-0.015 ACRES)

BEING A PART OF LOT 1 IN FOX AND JOHNSON'S ADDITION (AS RECORDED IN PLAT BOOK 1, PAGE 272) IN THE CITY OF ZANESVILLE AND A PART OF LOT 2 IN FOX AND JOHNSON'S ADDITION IN SECTION 4, TOWNSHIP 12, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, WAYNE TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING** AT A POINT AT THE NORTHWEST CORNER OF SAID LOT 1;

**THENCE** WITH THE NORTH LINE OF SAID LOT 1 AND THE SOUTH LINE OF GREENWOOD AVENUE (U.S. ROUTE 40), SOUTH 87 DEGREES 52 MINUTES 18 SECONDS EAST 67.00 FEET TO A POINT, SAID POINT BEING THE **PLACE OF BEGINNING** OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

**THENCE** CONTINUING WITH THE SAID NORTH LOT LINE, SOUTH 87 DEGREES 52 MINUTES 18 SECONDS EAST 33.00 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BOUTWELL CAP) ON THE NORTH LINE OF LOT 2, PASSING THE NORTHEAST CORNER OF SAID LOT 1 AT 28.75 FEET;

**THENCE** LEAVING THE SAID NORTH LINE OF LOT 2 AND WITH THE WEST LINE OF A PARCEL CONVEYED TO JAMES L. DAVIS (O.R. VOLUME 2060, PAGE 206) AND THE WEST LINE OF A PARCEL CONVEYED TO SANDS RETAIL ENTERPRISES, LTD (O.R. VOLUME 2152, PAGE 270), SOUTH 02 DEGREES 02 MINUTES 45 SECONDS WEST 149.39 FEET TO AN IRON PIN SET ON THE NORTH LINE OF AN UN-NAMED STREET, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH BOUTWELL CAP) AT 81.64 FEET;

**THENCE** WITH THE NORTH LINE OF THE UN-NAMED STREET (SOUTH LINE OF SAID LOT 2 AND LOT 1), SOUTH 88 DEGREES 32 MINUTES 00 SECONDS WEST 33.58 FEET TO AN IRON PIN SET;

**THENCE** LEAVING THE SAID STREET LINE, NORTH 02 DEGREES 14 MINUTES 30 SECONDS EAST 151.50 FEET TO THE **PLACE OF BEGINNING**, PASSING AN IRON PIN SET AT 141.50 FEET.

**CONTAINING** 0.115 ACRES TOTAL, 0.100 ACRES IN LOT 1 (84-29-01-04-000-ALL) AND 0.015 ACRES IN LOT 2 (73-03-04-11-000-ALL), SUBJECT TO ALL APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BASELINE PS6923-PS8536).

BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM 1983 (2011), OHIO SOUTH ZONE, GRID, DERIVED FROM A GPS OBSERVATION.

I, MICHAEL D. NICHOLS, PS 6923, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 15TH DAY OF MAY 2020, FROM A FIELD SURVEY COMPLETED BY ME ON THE 14TH DAY OF MAY 2020.

**OFFICE COPY**

**NOT RECORDABLE**

MICHAEL D. NICHOLS  
PROFESSIONAL SURVEYOR 6923  
6323 TITLE 365



DESCRIPTION  
APPROVED

By: 

5/22/20