

North Split Parcel of Nickle Cone LLC Lands in Zanesville, Ohio

Situated in the State of Ohio, County of Muskingum, City of Zanesville, and being part of Lot 3, 4, and 5, of the First Five Squares in Taylor's Addition to the City of Zanesville, (Pl. Bk. 2, Pg. 12), and being presently owned by Nickle Cone LLC, as per Official Record 2773, Page 407, and being more particularly described as follows:

Beginning for reference and the principal place of beginning at a railroad spike set at the northeast corner of Lot 5, of the First Five Squares in Taylor's Addition to the City of Zanesville, (Pl. Bk. 2, Pg. 12);

Thence along the west line of an sixteen feet wide alley, South 02 degrees 24 minutes 03 seconds West, 140.01 feet to a railroad spike set on the east line of Lot 3, passing a point at the southeast corner of Lot 4 at 112.01 feet, from which an iron pipe found bears South 45 degrees 53 minutes 06 seconds East, 0.40 feet;

Thence through the lands of said Nickle Cone LLC and Lot 3, North 86 degrees 55 minutes 26 seconds West, 128.51 feet to a railroad spike set on the right of way of Maple Avenue;

Thence along said right of way, the following two courses:

- 1.) North 02 degrees 24 minutes 03 seconds East, 129.45 feet to a railroad spike set;
- 2.) North 30 degrees 03 minutes 15 seconds East, 11.85 feet to a railroad spike set, on the south line of Forest Avenue, (R\W 60');

Thence along the south line of said avenue, South 86 degrees 55 minutes 26 seconds East, 123.01 feet to the principal place of beginning, containing 0.41 acres , more or less, and being all of Auditor's Parcel Number 85-01-01-11-000, +- 0.33 Acres, and part of Auditor's Parcel Number 85-01-01-12-000, +- 0.08 Acres

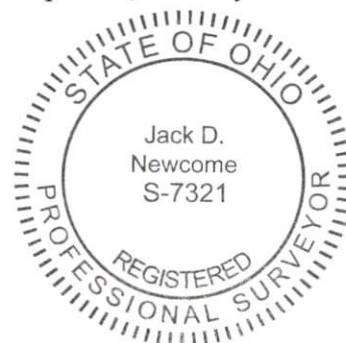
Subject to all legal recorded easements and right of ways.

Iron pins set are 5\8 inch rebars, 30 inches long, with plastic identification caps.

Bearings are based on the Ohio State Plane Coordinate System, NAD 83(2011), South Zone, Grid North, as per G.P.S. observations.

This description is written based on a field survey completed April 19, 2024 by Newcome Surveying Company LLC.

OFFICE COPY
Jack D. Newcome
Jack D. Newcome, Reg. No. 7321
NOT RECORDABLE
4-30-24
Date



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

Dave Miller 6-5-2024

DESCRIPTION
APPROVED

By: *D.M. Barnhard*
6-6-2024