

November 19, 2025

EXHIBIT "A"

1.103 ACRE TRACT

Situated in the State of Ohio, County of Muskingum, City of Zanesville, Quarter 3, Township 1, Range 7, Ward 9, and being the same tract known as Parcel Two as described in a deed to Linmar, of record in Deed Book 985, page 81, all records referenced herein being to those located in the Recorder's Office, Muskingum County, Ohio, and being more particularly described as follows:

BEGINNING FOR REFERENCE at a 3/4" iron pipe found 4" deep at the intersection of the westerly right-of-way line of Linden Avenue (66 feet wide) and the northerly right-of-way line of East Taylor Street (50 feet wide), and at the southeast corner of a 2.08 acre tract described in a deed to Rolland E. George, Trustee, of record in Official Record 2751, page 809; thence North 86°15'56" West, along said northerly right-of-way line of East Taylor Street and the southerly line of said 2.08 acre tract, a distance of 404.83 feet to a 3/4" iron pipe found 4" deep at the southwest corner of said 2.08 acre tract, said pipe being the **TRUE POINT OF BEGINNING** of the tract herein described.

Thence **North 86°15'56" West**, along said northerly right-of-way line of Taylor Street, a distance of **175.09 feet** to a 3/4" iron pipe found 4" deep at the southeast corner of a 1.058 acre tract described in a deed to Zanesville Metropolitan Housing Authority, of record in Official Record 1149, page 506;

Thence **North 2°40'02" East**, along the easterly line of said 1.058 acre tract, a distance of **244.90 feet** to a 3/4" iron pipe found 2" deep at the northeast corner of said 1.058 acre tract and on the southerly line of a 4.044 acre tract described in said deed to Zanesville Metropolitan Housing Authority;

Thence **South 83°12'43" East**, along the southerly line of said 4.044 acre tract, a distance of **46.00 feet** to a 3/4" iron pipe found exposed 1" at the southeast corner of said 4.044 acre tract and at the southwest corner of a 0.266 acre tract described in said deed to Zanesville Metropolitan Housing Authority;

Thence **North 64°32'32" East**, along the southerly line of said 0.266 acre tract, a distance of **153.12 feet** to a 3/4" iron pipe found 3" deep at the southeast corner of said 0.266 acre tract and on the westerly line of Parcel One as described in said deed to Linmar;

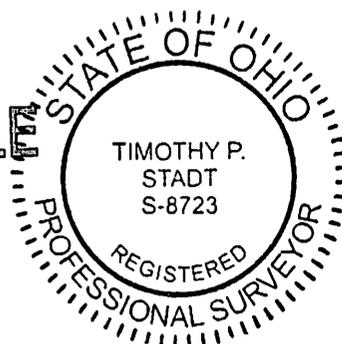
Thence **South 3°43'32" West**, along the westerly line of said Parcel One, becoming the westerly line of said 2.08 acre tract, passing a 3/4" iron pipe found exposed 6" at the southwest corner of said Parcel One and the northwest corner of said 2.08 acre tract at 116.19 feet, for a total distance of **317.09 feet** to the **TRUE POINT OF BEGINNING**, containing 1.103 acres, more or less, being all of Muskingum County Auditor's Parcel Number 85-34-01-02-000.

Bearings herein are referenced to State Plane Gird, Ohio South Zone, per an Ohio RTN survey (NAD83, 2011 adjustment, epoch 2010.0, US Survey Feet).

This description was prepared by Pro Boundary, LLC, and based on an actual field survey performed in October of 2025.

by *Timothy P. Stadt*
~~OFFICE COPY~~

~~NOT RECORDABLE~~
Timothy P. Stadt
Registered Surveyor No. S-8723



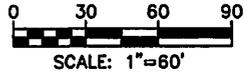
DESCRIPTION
APPROVED

By: *D.M. Barnhard*
12-2-2025

BOUNDARY SURVEY

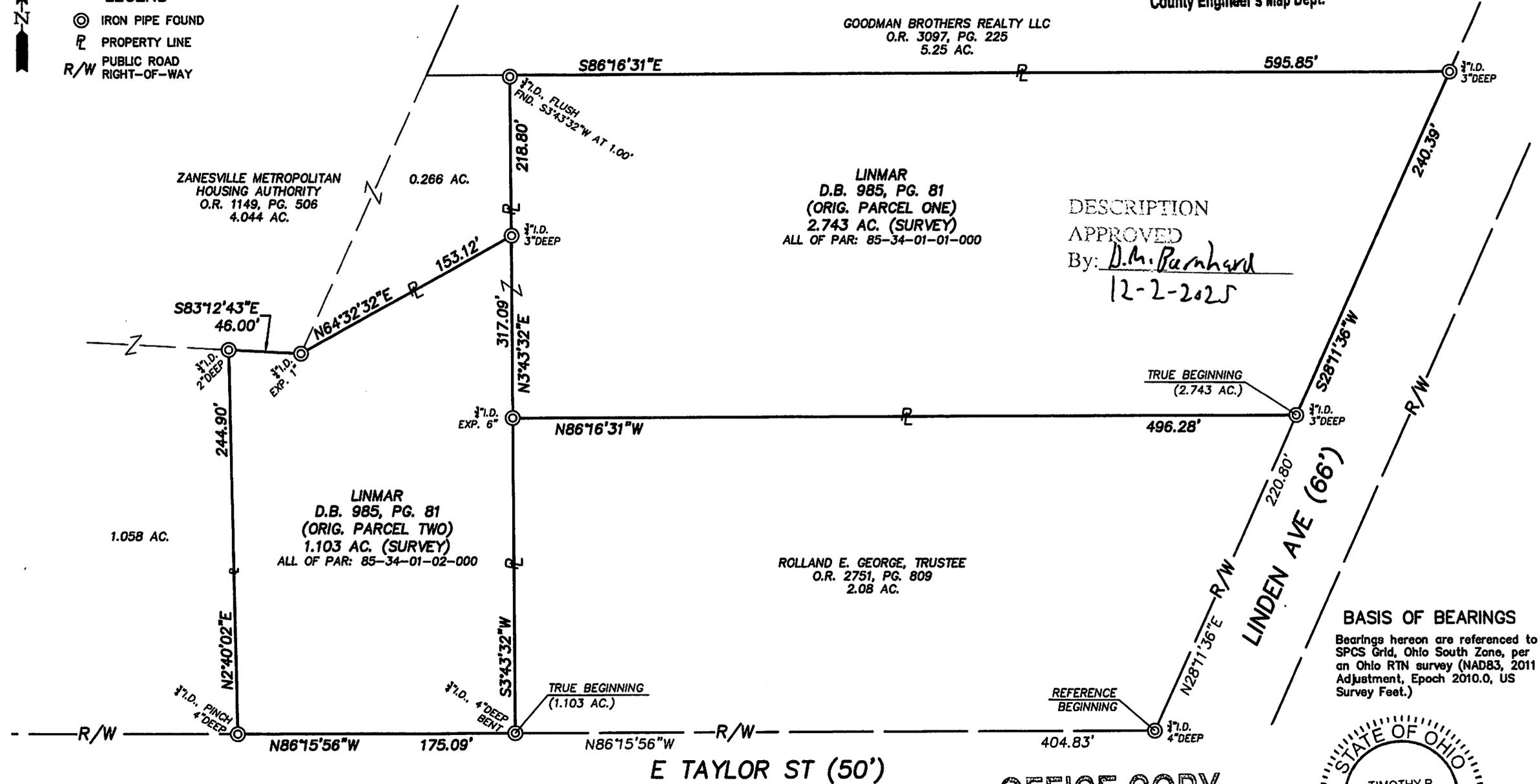
QUARTER 3, TOWNSHIP 1, RANGE 7, WARD 9
CITY OF ZANESVILLE, MUSKINGUM COUNTY, OHIO

Reduced copy, not to scale, Larger
copy available in the Muskingum
County Engineer's Map Dept.



LEGEND

- ⊙ IRON PIPE FOUND
- ⌞ PROPERTY LINE
- R/W PUBLIC ROAD RIGHT-OF-WAY



GOODMAN BROTHERS REALTY LLC
O.R. 3097, PG. 225
5.25 AC.

ZANESVILLE METROPOLITAN
HOUSING AUTHORITY
O.R. 1149, PG. 506
4.044 AC.

LINMAR
D.B. 985, PG. 81
(ORIG. PARCEL ONE)
2.743 AC. (SURVEY)
ALL OF PAR: 85-34-01-01-000

DESCRIPTION
APPROVED

By: *D.M. Barnhard*
12-2-2025

TRUE BEGINNING
(2.743 AC.)

ROLLAND E. GEORGE, TRUSTEE
O.R. 2751, PG. 809
2.08 AC.

LINMAR
D.B. 985, PG. 81
(ORIG. PARCEL TWO)
1.103 AC. (SURVEY)
ALL OF PAR: 85-34-01-02-000

BASIS OF BEARINGS

Bearings hereon are referenced to
SPCS Grid, Ohio South Zone, per
an Ohio RTN survey (NAD83, 2011
Adjustment, Epoch 2010.0, US
Survey Feet.)



8850 COMMERCE LOOP DR
COLUMBUS, OH 43240
(614) 899-2209

DATE: 11/19/2025 REVISIONS:
JOB No.: 25-478 F.B./PG.: 49/53
CLIENT: NISOURCE
CLIENT P.O.: N/A
DRAWING NAME: 254788S.DWG

OFFICE COPY

~~NOT RECORDED~~
OHIO PROFESSIONAL SURVEYOR No. 8723

