

**EXHIBIT "A"**

**2.743 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 One 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 28°11'36" East, along said westerly right-of-way line of Linden Avenue and the easterly line of said 2.08 acre tract, a distance of 220.80 feet to a 3/4" iron pipe found 3" deep at the northeast corner of said 2.08 acre tract, said pipe being the **TRUE POINT OF BEGINNING** of the tract herein described.

Thence **North 86°16'31" West**, along the northerly line of said 2.08 acre tract, a distance of **496.28 feet** to a 3/4" iron pipe found exposed 6" at the northwest corner of said 2.08 acre tract and on the easterly line of a tract known as Parcel Two of said deed to Linmar;

Thence **North 3°43'32" East**, along the easterly line of said Parcel Two, becoming the easterly line of a 0.266 acre tract described in a deed to Zanesville Metropolitan Housing Authority, of record in Official Record 1149, page 506, passing a 3/4" iron pipe found 3" deep at the northeast corner of said Parcel Two and the southeast corner of said 0.266 acre tract at 116.19 feet, for a total distance of **218.80 feet** to a point at the northeast corner of said 0.266 acre tract and on the southerly line of a 5.25 acre tract described in a deed to Goodman Brothers Realty LLC, of record in Official Record 3097, page 225, said point being referenced by a 3/4" iron pipe found flush being South 3°43'32" West at 1.00 feet;

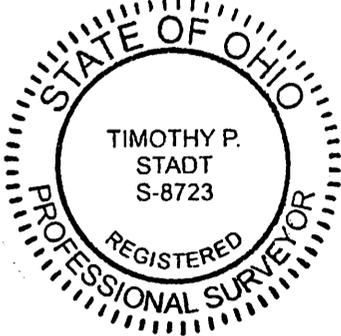
Thence **South 86°16'31" East**, along the southerly line of said 5.25 acre tract, a distance of **595.85 feet** to a 3/4" iron pipe found 3" deep at the southeast corner of said 5.25 acre tract and on said westerly right-of-way line of Linden Avenue;

Thence **South 28°11'36" West**, along said westerly right-of-way line of Linden Avenue, a distance of **240.39 feet** to the **TRUE POINT OF BEGINNING**, containing 2.743 acres, more or less, being all of Muskingum County Auditor's Parcel Number 85-34-01-01-000.

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.

**OFFICE COPY**  
by *Timothy P. Stadt*  
**NOT RECORDABLE**  
Registered Surveyor No. 8723

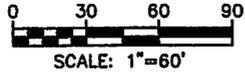


DESCRIPTION  
APPROVED  
By: *D.A. Barahnd*  
12-2-2025

# BOUNDARY SURVEY

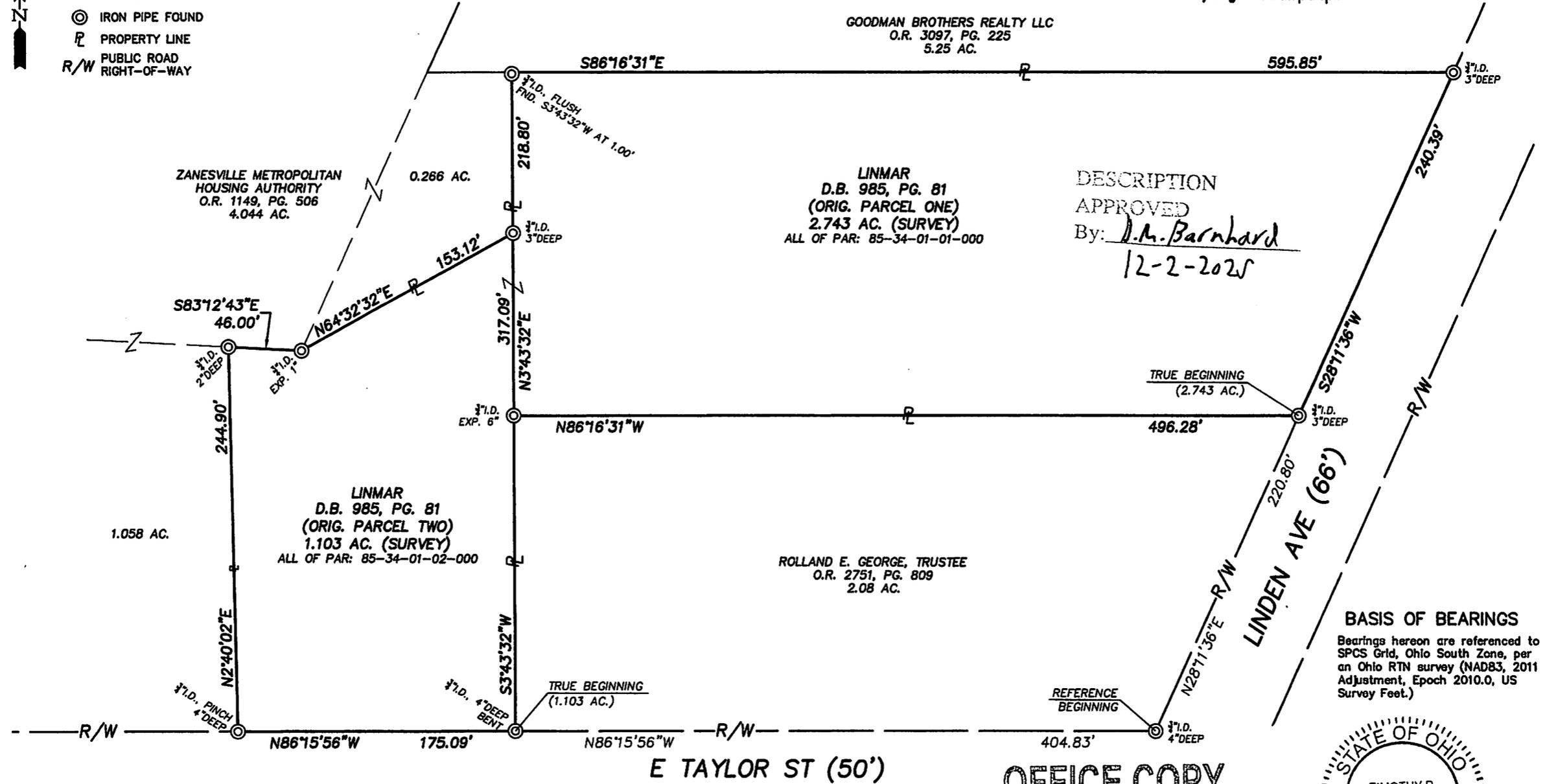
QUARTER 3, TOWNSHIP 1, RANGE 7, WARD 9  
CITY OF ZANESVILLE, MUSKINGUM COUNTY, OHIO

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



### LEGEND

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



**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.)

**PRO BOUNDARY**  
LAND SURVEYORS  
8850 COMMERCE LOOP DR  
COLUMBUS, OH 43240  
(614) 899-2209

DATE: 11/19/2025    REVISED:  
JOB No.: 25-478    F.B./PG.: 49/53  
CLIENT: NISOURCE  
CLIENT P.O.: N/A  
DRAWING NAME: 25478BS.DWG

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**NOT RECORDABLE**  
OHIO PROFESSIONAL SURVEYOR No. 8723

