

LEGAL DESCRIPTION

Joe Miller 5-25-2023

0.767 ACRE

Situated in the State of Ohio, County of Muskingum, City of Zanesville, and being part of Lots 7 and 22, and all of Lots 8, 9, 10 and 23 of Barron's Subdivision, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 8, Page 13 (all references used in this description refer to the records of the Recorder's Office, Muskingum County, Ohio), and containing 0.767 acre of land, more or less, and being all out of those tracts of land conveyed to HEJ Capital, Ltd., of record in Official Record 2584, Page 482 and Official Record Number 3053, Page 123, said 0.767 acre tract being more particularly described as follows:

Beginning at a pk nail set at the northeasterly corner of said Lot 23, also being in the southerly Right of Way line of Military Road (40 feet in width), and the westerly Right of Way line of Maple Avenue (S.R. 60, R/W varies, f.k.a. Frazysburg Road) as dedicated by said Barron's Subdivision plat;

Thence with the easterly line of said Lot 23, also with the westerly Right of Way line of said Maple Avenue, South 24°22'00" East, a distance of 89.20 feet to a pk nail set at the southeasterly corner of said Lot 23, also being the northeasterly corner of said Lot 22, also being the northeasterly corner of that tract of land conveyed to the City of Zanesville, of record in Deed Book 539, Page 359, the westerly Right of Way line of said Maple Avenue;

Thence with the northerly line of said City of Zanesville tract, also with the northerly line of said Lot 22, also with the southerly line of said Lot 23, North 86°30'00" West, a distance of 6.40 feet to an iron pipe set at the northwesterly corner of said City of Zanesville tract;

Thence with the westerly Right of Way line of said Maple Avenue, across and through said Lot 22, South 24°22'00" East, a distance of 57.40 feet to an iron pipe set;

Thence with a new division line, across and through said Lot 22, and continuing with the southerly line of Lots 10, 9, 8 and 7, also continuing with the northerly line of Lots 20, 19, 18 and 17 of said Barron's Subdivision plat, North 86°30'00" West, passing over 5/8 inch rebars found at 152.58 feet and 173.11 feet, and an axle found at 273.14 feet, a total distance of 288.11 feet to an iron pipe set at the southeasterly corner of that tract of land conveyed to FMB 711, LLC, of record in Official Record 2652, Page 340;

Thence with the easterly line of said FMB 711 tract, across and through said Lot 7, North 3°34'26" East, a distance of 129.60 feet to a 5/8 inch rebar found at the northeasterly corner of said FMB 711 tract, also being in the southerly line of said Military Road;

Thence with the southerly line of said Military Road, also with the northerly line of said Lot 7, and continuing with the northerly line of Lots 8, 9, 10 and 23, South 86°30'00" East, a distance of 225.82 feet to the point of beginning, and containing 0.767 acre of land, more or less, and being part of Parcel #86-28-01-38-000 (0.117 acre), all of Parcel # 86-28-01-03-000 (0.045 acre) and part of Parcel #86-28-01-01-000 (0.605 acre).

Basis of Bearings: The southerly Right of Way line of Military Road was assigned a bearing of South 86°30'00" West, as shown on the plat of Barron's Subdivision, of record in Plat Book 8, Page 13, Recorder's Office, Fairfield County, Ohio.

All iron pipes set are 3/4 inch inside diameter by 30 inches in length with a yellow plastic cap marked "Sands Decker".

Subject to all easements, restrictions, and rights of way of previous record or otherwise legally established.

The above description was written by Kevin Beechy, Ohio Professional Surveyor No. 7891 of Sands Decker and is based on an actual survey of the premises performed in December 2022.

Kevin Beechy 4/10/23
Kevin Beechy, date
Ohio Professional Surveyor No. 7891

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DESCRIPTION

APPROVED

By: *AM 4/12/2023*

