



**Tri-County Holdings of SEO, Ltd.**  
**OR 1928-642**  
**Part of: 86-34-01-01-033**  
**+/-0.073 Ac.**

Situated in the State of Ohio, County of Muskingum, City of Zanesville, Part of Lot 6 Sibley's Sub., 1<sup>st</sup> Quarter Township, Township 1, Range 8, United States Military Lands and being part of the lands now owned by Tri-County Holdings of SEO, Ltd. as recorded in OR 1928-642, more fully described as follows.

Beginning for reference at the intersection of the north line of E. Parkland Drive (50') and the west line of James Court (50') as recorded in the James Court Road Dedication (Plat Book 18, Page 28), thence with the north line of said E. Parkland Drive, N 88°42'29" W a distance of 217.13 feet to a gin pin found at the southwest corner of the lands now owned by Northpointe Development, Co., Ltd. (OR 2802-478);

thence with the common line of said Northpointe Development Co., Ltd./Tri-County Holdings of SEO, Ltd.'s lands, N 23°20'18" E a distance of 245.39 feet to an iron pin set, the principal place of beginning;

thence continuing with said common line, N 23°20'18" E a distance of 20.00 feet to an iron pin found (5/8") on the south line of Northpointe Development Co., Ltd.'s lands (parcel no.: 86-34-01-01-074);

thence with the south line of said Northpointe Development Co., Ltd.'s lands, S 66°39'42" E a distance of 159.22 feet to an iron pin found (5/8") on the west line of said James Court;

thence with the west line of said James Court with a curve to the left having a radius of 515.00 feet, an arc distance of 20.04 feet and a chord that bears, S 19°37'01" W a distance of 20.04 feet to an iron pin set;

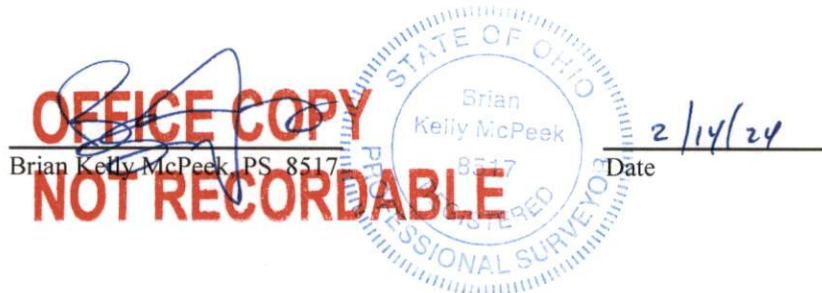
thence leaving the west line of said James Court and going through said Tri-County Holdings of SEO, Ltd.'s lands, N 66°39'42" W a distance of 160.52 feet to the place of beginning, containing 0.073 acres more or less, subject to all legal highways and easements of record.

Not to be used as a separate building site or transferred as an independent parcel in the future without a planning commission approval in accordance with applicable subdivision regulations.

All bearings described herein are based on the Ohio State Plane Grid Coordinates, NAD83, Ohio South per GPS Observation.

All iron pins set are 5/8 inch by 30 inch steel rebar with plastic identification caps marked MCPEEK PS8517.

The above described 0.073 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on February 13<sup>th</sup>, 2024



APPROVED BY CITY PLANNING COMMISSION,  
ZANESVILLE, OHIO;  
NO PLAT REQUIRED  
*[Signature]* 5-6-24

DESCRIPTION

APPROVED

By: *[Signature]*

5-6-2024