

Adjoiner Split from Derron and Don's Properties LLC to their Adjoining Lands

Situated in the State of Ohio, County of Muskingum, City of Zanesville, and being part of Lot 55, of the Town of Springfield, (Pl. Bk. A-O, Pg. 2), and being part of the lands presently owned by Derron and Don's Properties LLC, as per Official Record 3015, Page 157, and being more particularly described as follows:

Beginning for reference at the northwest corner of Lot 55, of the Town of Springfield, (Pl. Bk. A-O, Pg. 2), and being the northwest corner of lands presently owned by Derron and Don's Properties LLC, (OR 2874-819);

Thence along the east line of an alley, and the west line of said Derron and Don's lands, South 02 degrees 09 minutes 18 seconds East, 66.00 feet to an iron pin found on the northwest corner of lands presently owned by Derron and Don's Properties LLC, (OR 3015-157), and the principal place of beginning;

Thence along the south line of said Derron and Don's lands, (OR 2874-819), North 87 degrees 52 minutes 49 seconds East, 40.00 feet to a point on the west line of lands presently owned by Devon Johnston, (OR 2685-56);

Thence along the west line of said Johnston lands, South 02 degrees 09 minutes 18 seconds East, 3.00 feet to an iron pin found on a northwest corner of lands presently owned by Derron and Don's Properties LLC, (OR 3015-157);

Thence through said Derron and Dons lands, the following two courses:

- 1.) South 02 degrees 09 minutes 18 seconds East, 17.00 feet to an iron pin set;
- 2.) South 87 degrees 52 minutes 49 seconds West, 40.00 feet to an iron pin set on the east line of said Alley;

Thence along the east line of said Alley, North 02 degrees 09 minutes 18 seconds West, 20.00 feet to the principal place of beginning, containing 0.018 acres, more or less, and being part of Auditor's Parcel Number 81-02-04-20-000.

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, South Zone, Grid North as per GPS observations.

This description is written based on a field survey completed Dec. 6, 2023, by Jack D. Newcome, Reg. No. 7321.



OFFICE COPY
Jack D. Newcome

Jack D. Newcome, Reg. No. 7321

NOT RECORDABLE

12-7-23

Date

APPROVED BY CITY PLANNING COMMISSION,
ZANESVILLE, OHIO;

NO PLAT REQUIRED

Dore Miller 12-14-2023

DESCRIPTION

APPROVED

By: *MB 12-14-2023*