



Cardinal Precision Surveying, LLC

Philo, Ohio

Description of a 1.349 Acre Parcel

Situated in the City of Zanesville, County of Muskingum and State of Ohio, being part of the Southwest Quarter of Section 1, Township 1, Range 2, United States Military District, and being All of Lots 11, 12, 13, 14, 15 and 16, and the south half of Lot 10, North Zanesville, as shown on Plat recorded in Deed Vol. E, Pg. 444, and all of Vacated Spruce Alley, per ORD. 81-174 and recorded in Dd. Vol. 868, Pg. 209, Muskingum County Records, and being All of the same parcels as conveyed to CITY OF ZANESVILLE (All of P.N. 81-69-01-08-000) Parcel No. 2 & (All of P.N. 81-69-01-10-000) Parcel No. 1, as recorded in Dd. Vol. 852, Pg. 277 and (All of P.N. 81-69-01-00-801) being Vacated Spruce Alley, as recorded in Dd. Vol. 868, Pg. 210 of the Muskingum County Records and being more particularly described as follows:

BEGINNING at a chiseled X found near the southeast corner of the old depot building, the same being the northerly right of way of Market Street (66') and the westerly right of way of Third Street (66') as shown on said Plat in Dd. Bk. E, Pg. 444 of said County Records and the southeast corner of said Lot 16 in said plat of North Zanesville;

Course No. 1; Thence along the northerly right of way of said Market Street and the southerly line of said Lot 16, North $86^{\circ}43'07''$ West, a distance of 131.44 feet to a 5/8" rebar found on the easterly right of way of Beach Alley (16.5');

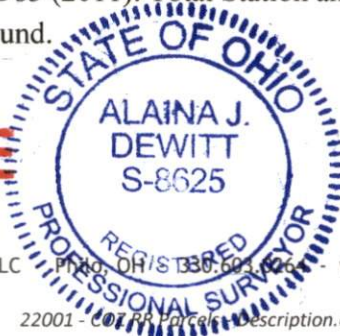
Course No. 2; Thence along the easterly right of way of said Beech Alley, and the westerly lines of said Lots 16-13 (inclusive), the westerly line of said Vacated Spruce Alley, and the westerly lines of Lots 12-10 (inclusive) North $02^{\circ}40'28''$ East, a distance of 445.93 feet to a mag nail set on the westerly line of said Lot 10, and passing on line a 5/8" rebar found at the northwest corner of said Spruce Alley Vacation, at a distance of 280.91 feet;

Course No. 3; Thence through said Lot 10 and along parcels conveyed to B&O Railroad, fka Consolidated Rail Corporation, no record information found, South $87^{\circ}01'59''$ East, a distance of 131.81 feet to a 5/8" bent rebar found on the westerly line of said Third Street and the easterly line of said Lot 10;

Course No. 4; Thence along the easterly line of Lot 10, the easterly lines of lots 11-12 (inclusive); the easterly line of said Vacated Spruce Alley, and the easterly lines of said Lots 13-16 (Inclusive) South $02^{\circ}43'25''$ West, a distance of 446.65 feet to the POINT OF BEGINNING, and containing 1.349 acres of land, more or less (All of P.N. 81-69-01-08-000 contains 0.499 acres) (All of P.N. 81-69-01-10-000 contains 0.800 acres) and (All of P.N. 81-69-01-00-801 contains 0.050 acres) as surveyed by Alaina J. DeWitt, P.S. # S-8625 in June 2022, subject to any easements, restrictions, leases and/or right of ways of record.

The basis of bearings is Grid North, per ODOT VRS observation, Ohio State Plane Coordinate System, South ZONE (3402), NAD83 (2011). Total Station and RTK were used to perform this survey. Distances are listed in ground.

OFFICE COPY
NOT RECORDED
Alaina J. DeWitt, P.S.
Professional Surveyor No. S-8625



Cardinal Precision Surveying, LLC Philo, OH 43063-6061 - www.cardinalprecisionsurveying.com

22001 - 007 PA Parcels - Description.docx

DESCRIPTION

APPROVED

By: AW 8-8-2022