

**DESCRIPTION OF A
0.110 ACRE TRACT
CITY OF ZANESVILLE
MUSKINGUM COUNTY, OHIO**

Situate in the State of Ohio, County of Muskingum, City of Zanesville, also being Part of the Southwest Quarter of Section No. 1, Township 16 North, Range 14 West of the Congress Lands East of the Scioto River, also being Part of the Lands Owned by John Brooks as shown in Hall's Addition to Zanesville, Recorded in Plat Book 2, Page 49, Recorder's Office, Muskingum County, Ohio also being ALL of the Avey Properties LTD property Recorded in Official Record Book 1528, Page 613, Recorder's Office, Muskingum County, Ohio and further being ALL of Parcel No. 83-15-01-22-000, Auditor's Office, Muskingum County, Ohio and being more Particularly Bounded and Described as Follows:

Commencing for Reference at a 5/8" Iron Pin w/ a ID Cap Stamped "MCPEEK 8517" (Found), said Iron Pin (Found) being the Northern Corner of S.G. McBride's Property in Hall's Addition to Zanesville;

Thence **SOUTH 39°39'45" EAST** a Distance of **74.08 FT** to a 5/8" Iron Pin w/ a ID Cap Stamped "MCPEEK 8517" (Found), said Iron Pin (Found) being the Northwesterly Corner of the Avey Properties LTD property, said Iron Pin (Found) being the **TRUE PLACE OF BEGINNING** of the herein described tract of land;

Thence **SOUTH 88°30'02" EAST** a Distance of **118.05 FT** along the Northerly Line of the Avey Properties LTD property, along the Southerly Line of the Robert Anderson property Recorded in Official Record Book 2941, Page 165, Recorder's Office, Muskingum County, Ohio to a 5/8" Iron Pin w/ a ID Cap Stamped "MCPEEK 8517" (Found), said Iron Pin (Found) being the Northeasterly Corner of the Avey Properties LTD property, said Iron Pin (Found) being the Southeasterly Corner of the Robert Anderson property, said Iron Pin (Found) also being on the Westerly Right of Way Line of Corwin Ave (Right of Way Width Varies, Asphalt Surfaced);

Thence **SOUTH 11°41'54" EAST** a Distance of **22.00 FT** along the Easterly Line of the Avey Properties LTD property, along the Westerly Line of Corwin Ave to an Iron Pin (Set), said Iron Pin (Set) being the Southeasterly Corner of the Avey Properties LTD property, said Iron Pin (Set) also being the Northeasterly Corner of the Carpe Diem Realty 1 LLC property Recorded in Official Record Book 3184, Page 332, Recorder's Office, Muskingum County, Ohio;

Thence **SOUTH 55°31'21" WEST** a Distance of **78.88 FT** along the Southerly Line of the Avey Properties LTD property, along the Northerly Line of the Carpe Diem Realty 1 LLC property to an Iron Pin (Set), said Iron Pin (Set) being the Southwesterly Corner of the Avey Properties LTD property, said Iron Pin (Set) also being the Northwesterly Corner of the Carpe Diem Realty 1 LLC property, said Iron Pin (Set) also being on the Easterly Line of the Chevington Group LLC property Recorded in Official Record Book 1769, Page 234, Recorder's Office, Muskingum County, Ohio;

Thence **NORTH 39°39'45" WEST** a Distance of **90.00 FT** along the Westerly Line of the Avey Properties LTD property, Easterly Line of the Chevington Group LLC property, passing a Mag Nail (Found) at 72.49 FT to the **TRUE PLACE OF BEGINNING** containing **0.110 ACRES** more or less, subject to all easements, restrictions, and rights-of-way or record.

The bearings described herein are based on Grid North, Ohio State Plane Coordinates, Ohio South Zone, NAD83(2011) as based upon geodetic observations using the Ohio VRS network on the custom ODOT Low Distortion System – Muskingum County and are used to denote angles only. All Iron Pins set are 5/8" O.D. Rebar, 30 inches in length with pink plastic identification caps labeled "WOLFE LAND SURVEYING, LLC 8714".

This description was prepared by James R. Wolfe, P.E., P.S., Ohio Registered Surveyor No. 8714, from an actual field survey of the premises made in May 2025 and also from deeds and plats of record, Recorder's Office, Muskingum County, Ohio.

~~OFFICE COPY
NOT RECORDABLE~~

James R. Wolfe

MAY 13, 2025

Date

Ohio Registered Surveyor No. 8714



DESCRIPTION

APPROVED

By: D.M. Barnhard

5-28-2025

EXHIBIT OF A 0.110 ACRE TRACT

SITUATE IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, CITY OF ZANESVILLE, ALSO BEING PART OF THE SOUTHWEST QUARTER OF SECTION NO. 1, TOWNSHIP 16 NORTH, RANGE 14 WEST OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, ALSO BEING PART OF THE LANDS OWNED BY JOHN BROOKS AS SHOWN IN HALL'S ADDITION TO ZANESVILLE, RECORDED IN PLAT BOOK 2, PAGE 49, RECORDER'S OFFICE, MUSKINGUM COUNTY, OHIO ALSO BEING ALL OF THE AVEY PROPERTIES LTD PROPERTY RECORDED IN OFFICIAL RECORD BOOK 1528, PAGE 613, RECORDER'S OFFICE, MUSKINGUM COUNTY, OHIO AND FURTHER BEING ALL OF PARCEL NO. 83-15-01-22-000, AUDITOR'S OFFICE, MUSKINGUM COUNTY, OHIO

LEGEND

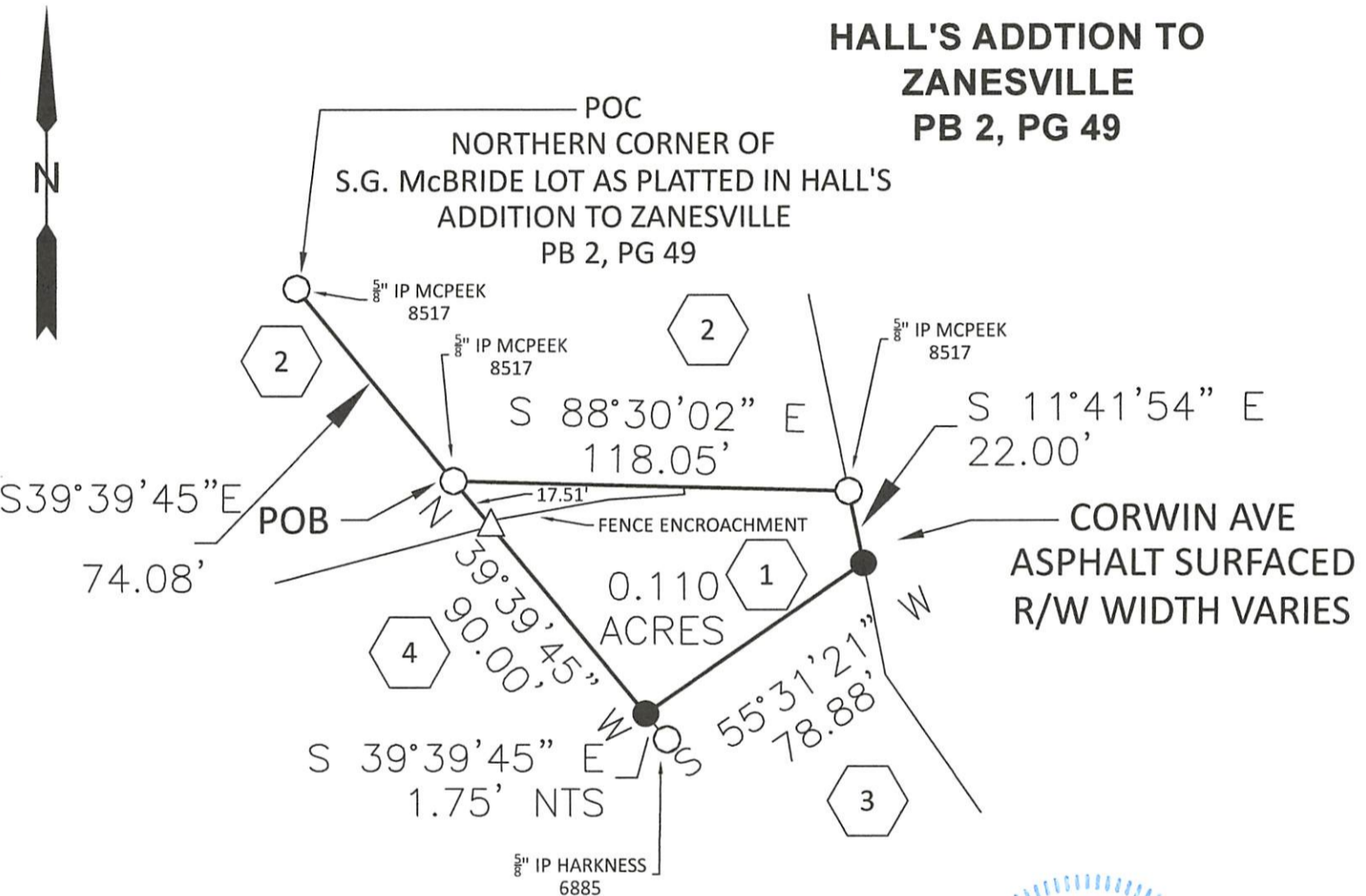
- IRON PIN FOUND AS NOTED
- 5/8" REBAR SET (30" IN LENGTH)

PINK CAP LABELED "WOLFE LAND SURVEYING, LLC 8714"

- △ MAG NAIL FOUND

DESCRIPTION
APPROVED

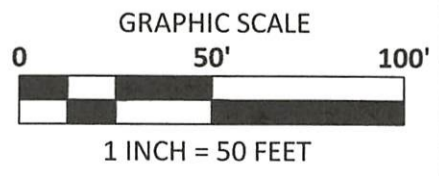
By: D.M. Barnhardt
5-28-2025



SURVEYOR'S NOTES AND REFERENCES:

1. DEED REFERENCE SHOWN HEREON
2. MUSKINGUM COUNTY TAX MAPS
3. VARIOUS SURVEY RECORDS IN THE MUSKINGUM COUNTY ENGINEER'S OFFICE PERFORMED IN HALLS ADDITION TO ZANESVILLE, PB 2, PG 49;
4. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH

| PROPERTY OWNERS | | | |
|-----------------|-------------------------|------------------------|-----------------|
| | OWNER NAME | RECORDER'S INFORMATION | PARCEL # |
| 1 | AVEY PROPERTIES LTD | OR 1528, PG 613 | 83-15-01-22-000 |
| 2 | ROBERT ANDERSON | OR 2941, PG 165 | 83-15-01-23-000 |
| 3 | CARPE DIEM REALTY 1 LLC | OR 3184, PG 332 | 83-15-01-21-000 |
| 4 | CHEVINGTON GROUP LLC | OR 1769, PG 234 | 83-15-01-15-000 |



BASIS OF BEARING:

THE BEARINGS DESCRIBED HEREIN ARE BASED ON GRID NORTH, OHIO STATE PLANE COORDINATES, NAD83(2011) AS BASED UPON GEODETIC OBSERVATIONS USING THE OHIO VRS NETWORK ON THE CUSTOM ODOT LOW DISTORTION SYSTEM - MUSKINGUM COUNTY AND ARE USED TO DENOTE ANGLES ONLY.

THIS PLAT WAS PREPARED BY JAMES R. WOLFE P.E., P.S., OHIO REGISTERED SURVEYOR NO. 8714, FROM AN ACTUAL FIELD SURVEY PERFORMED IN MAY 2025 AND FROM DEEDS AND PLATS OF RECORD ON FILE IN THE RECORDER'S OFFICE, MUSKINGUM COUNTY, OHIO.

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NOT RECORDABLE
JAMES R. WOLFE P.E., P.S. 5-20-2025 DATE
OHIO REGISTERED SURVEYOR No. 8714