

Survey Split of C.P.'s Land Holdings LLC Lands

Situated in the State of Ohio, County of Muskingum, City of Zanesville, Fourth Ward, and being part of Lot 11 of Mt. Auburn Addition to the City of Zanesville, Plat Book 1, Page 74, and 75, Township 1, Range 8, United States Military Lands, and being part of the lands presently owned by C.P.'s Land Holding LLC, as per Official Record 3124, Page 273, and being more particularly described as follows:

Beginning for reference at the southwest corner of Lot 11, of Mt. Auburn Addition, (Pl. Bk. 1, Pg. 74 and 75);

Thence along the north line of Roosevelt Avenue, (R\W 40'), South 55 degrees 11 minutes 46 seconds East, 137.00 feet to an iron pipe found, on the southeast corner of lands presently owned by Bentley Sinclair Properties LLC, (OR 3095-315), and the principal place of beginning;

Thence along the east line of said Sinclair lands, North 27 degrees 16 minutes 55 seconds East, 112.90 feet to an axle found on the southwest corner of lands presently owned by Bradley A. and Jessica R. Grimes, (OR 3102-577);

Thence along the south line of said Grimes lands, South 59 degrees 43 minutes 04 seconds East, 59.00 feet to an iron pin set;

Thence through the lands presently owned by C.P.'s Land Holdings LLC, (OR 3124-273), South 27 degrees 29 minutes 25 seconds West, 117.53 feet to an iron pin set on the north right of way of Roosevelt Avenue, (R\W 40');

Thence along the north line of said avenue, North 55 degrees 12 minutes 12 seconds West, 59.00 feet, to the principal place of beginning, containing 0.155 acres, more or less, and being part of Auditor's Parcel Number 84-13-04-18-000.

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 May 22, 2024 by Jack D. Newcome, Reg. No. 7321.

OFFICE COPY

NOT RECORDABLE



5-29-24

Date

**DESCRIPTION
APPROVED**

By: Per 6/10/24

**APPROVED BY CITY PLANNING COMMISSION,
ZANESVILLE, OHIO;
NO PLAT REQUIRED**

Per Wells 10-2-24