

EXHIBIT OF A 0.0616 ACRE TRACT

SITUATE IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, CITY OF ZANESVILLE, ALSO BEING PART OF LOT 13 AND 14 OF MEISSNER'S UNRECORDED PLAT ADDITION TO THE CITY OF ZANESVILLE, ALSO BEING ALL OF THE JUDY MAE MORRISON PROPERTY RECORDED IN OFFICIAL RECORD BOOK 1837, PAGE 368, RECORDER'S OFFICE, MUSKINGUM COUNTY, OHIO, AND FURTHER BEING ALL OF PARCEL NO. 84-31-03-20-000, AUDITOR'S OFFICE, MUSKINGUM COUNTY, OHIO AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

LEGEND

- IRON PIN FOUND AS NOTED
- 5/8" REBAR SET (30" IN LENGTH)  
PINK CAP LABELED "WOLFE LAND SURVEYING, LLC 8714"
- ▲ MAG NAIL SET
- ⊕ POINT (Nothing Set)

**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 THE CITY OF ZANESVILLE:  
SURVEY PERFORMED BY TERRY J. FINLEY PLS# 7222 PERFORMED IN SEPTEMBER 1989  
SURVEY PERFORMED BY BRIAN MCPEEK PLS# 8517 PERFORMED JUNE 26, 2017  
4. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH



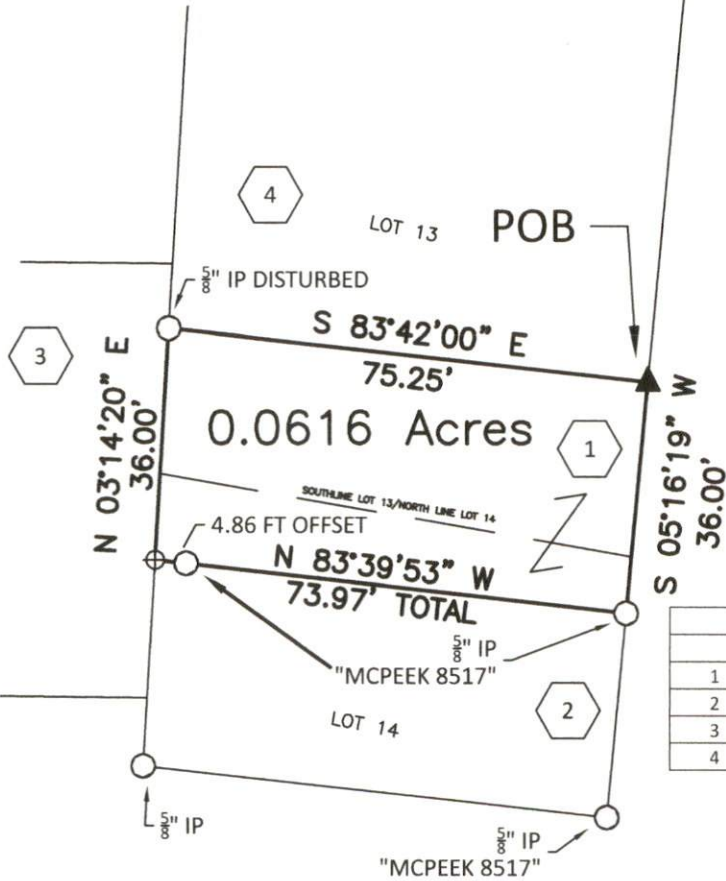
EASTMAN STREET  
33.00 FT R/W  
ASPHALT SURFACED

POC  
INTERSECTION, S  
LINE OF EASTMAN  
ST. AND THE W  
LINE OF BEULAH  
AVE

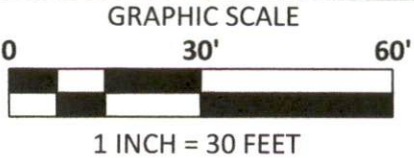
PART OF LOT 13  
AND 14 OF  
MEISSNER'S  
UNRECORDED PLAT  
TO THE CITY OF  
ZANESVILLE

BEULAH AVENUE 32.00 FT R/W  
ASPHALT SURFACED  
S 05°16'19" W  
208.13'

DESCRIPTION  
APPROVED  
By: D.M. Barnhard  
9-10-2024



PROPERTY OWNERS			
	OWNER NAME	RECORDER'S INFORMATION	PARCEL #
1	JUDY MAE MORRISON	OR 1837, PG 368	84-31-03-20-000
2	TOTAL PROPERTY RESOURCES LLC	OR 2764, PG 664	84-31-03-19-000
3	JESSICA M HOHMAN	OR 2769, PG 822	84-31-03-24-000
4	JESSICA & BOBBIE HOHMAN	OR 2781, PG 428	84-31-03-21-000



BASIS OF BEARING:

THE BASIS OF BEARING ARE BASED ON GRID NORTH, OHIO STATE PLANE COORDINATES, OHIO SOUTH ZONE, NAD83(2011) AS BASED UPON GEODETIC OBSERVATIONS USING THE OHIO VRS NETWORK 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 AUGUST 2024 AND FROM DEEDS AND PLATS OF RECORD ON FILE IN THE RECORDER'S OFFICE, MUSKINGUM COUNTY, OHIO.

OFFICE COPY  
NOT RECORDABLE  
JAMES R. WOLFE, P.E., P.S.

8-29-2024  
DATE

OHIO REGISTERED SURVEYOR No. 8714