

Description For Conveyance
6.08 Acres
Part of Parcel #84-62-01-01-002
Wahoo Land Holdings, LLC
Deed Book 2398, Page 282

Situated in the State of Ohio, County of Muskingum,
City of Zanesville.

Being a part of Quarter Township 3, Township 1, Range
7 bounded and described as follows:

Commencing at an iron pin found at the northwest corner of the annexation plat to the City of Zanesville as recorded in Plat Book 16, Page 28; thence along the south right of way of Interstate Route #70 north 65 degrees 56 minutes 30 seconds east 192.0 feet to an iron pin found; thence along the east line of the property of The Knights Foundation Inc., Deed Book 2439, Page 194 south 3 degrees 55 minutes 59 seconds east 282.02 feet to a railroad spike found and the true place of beginning of the premises herein intended to be described; thence along the west line of the property of F. E. Holdings LLC, Deed Book 2841, Page 347 south 3 degrees 55 minutes 59 seconds east 3.14 feet to a point; thence along the south line of said F. E. Holdings LLC south 87 degrees 24 minutes 06 seconds east 85.61 feet to an railroad spike found; thence along the east line of said F. E. Holdings LLC north 3 degrees 55 minutes 59 seconds west 28.24 feet to an iron pin found; thence along the south line of the property of Zanesville Sports, Inc., Deed Book 2646. Page 684 north 88 degrees 39 minutes 41 seconds east 157.05 feet to an iron pin placed; thence south 3 degrees 32 minutes 53 seconds east 629.49 feet to an iron pin placed; thence south 86 degrees 27 minutes 07 seconds west 450.96 feet to a point passing an iron pin set at 50.0 feet and at 255.33 feet; thence along the annexation lines of the City of Zanesville, Plat Book 16, Page 28 the following two (2) courses and distances north 50 degrees 34 minutes 30 seconds west 137.04 feet to an iron pin found; thence north 6 degrees 13 minutes 30 seconds east 227.84 feet to an iron pin found; thence along the lines of the property of The Knights Foundation, Inc., Deed Book 2439, Page 194 the following four (4) courses and distances north 77 degrees 44 minutes 42 seconds east 114.82 feet to an iron pin found; thence north 30 degrees 47 minutes 45 seconds east 226.58 feet to a PK nail found; thence north 3 degrees 55 minutes 59 seconds west 97.0 feet to an iron pin found; thence north 86 degrees 04 minutes 01 seconds east 30.0 feet to the true place of beginning, containing six and eight hundredths (6.08) acres more or less.

The bearings in the description are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS observations.

This 6.08 acres is subject to all recorded easements and right of ways as recorded in records of Muskingum County.

This description written from a survey made by L. Peter Dinan, Registered Surveyor #5451, April 15, 2019.

See page 2 for 50.0 foot easement for ingress and egress.