

LEGAL DESCRIPTION
0.563 ACRES
KESCO INVESTMENTS

Situate in the State of Ohio, County of Muskingum, City of Zanesville, and being part of lot 5 of Brown's Garden Lots as recorded in Plat Book 4, Page 129 being a part of land conveyed to Kesco Investments by deed recorded in Vol. 1152, page 180 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Muskingum County Recorder's or Engineer's Office, unless noted otherwise), and being more particularly described as follows;

Tract I:

COMMENCING FOR REFERENCE at a mag nail set at the southwest corner of a tract of land conveyed to Fairway Lane Apartments, LTD in Book 1927, Page 268 and the southwest corner of Lot 6 of said Brown's Garden Lots, also being on the north right-of-way of Beverly Avenue (40 feet wide);

Thence along the south line of said Fairway Lane tract and said Lot 6, and the said north right-of-way of Beverly Avenue, **South 88°09'43" East**, for a distance of **162.70 feet** to an iron pin set at the southeast corner of said Fairway Lane and said Lot 6, said point being the **TRUE POINT OF BEGINNING**;

Thence leaving said south lines and north right-of-way of Beverly Avenue, and along the east lines of said Fairway Lane tract and a tract of land conveyed to Jeffrey D. Rice, Trustee in Book 1799, Page 811, and the west line of said Lot 5, **North 02°20'17" East**, for a distance of **263.11 feet** (passing a mag nail set on the south right-of-way of Military Road, formerly County Road, 40 feet wide, at 257.80 feet, also being the northeast corner of said Jeffrey D. Rice tract) to a mag nail set at the northwest corner of said Lot 5;

Thence leaving said east lines and along the north line of said Lot 5, **South 88°09'43" East**, for a distance of **94.50 feet** to a mag nail set;

Thence leaving said north line and across a tract of land conveyed to Kesco Investments (third parcel) in Volume 1152, Page 180 along a new dividing line, **South 02°54'48" West**, for a distance of **263.15 feet** (passing a mag nail set on said south right-of-way of Military Road at 5.33 feet) to a mag nail set on the south line of said Lot 5, and also being said north right-of-way of Beverly Avenue;

Thence along said south line and said north right-of-way of Beverly Avenue, **North 88°09'43" West**, for a distance of **91.86 feet** to the **TRUE POINT OF BEGINNING**;

Containing a total of 0.563 acres, more or less, a P.R.O (Present Road Occupied) of Military Road of 0.012 acres, leaving a net area of 0.551 acres.

Together with and subject to covenants, easements, and restrictions of record.

Being a 0.563 acre part of Tax Parcel 86-28-01-17-000.

All iron pin sets are 3/4" inside diameter iron pipe being 30 inches in length with a 1" yellow plastic cap inscribed "Sands Decker."

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 by GPS observation.

This description is based upon actual field surveys performed May, 2018 by Sands Decker, CPS, LLC.

**OFFICE COPY
NOT RECORDABLE**

Steven W. Newell
Ohio Registered
Surveyor No. 7212

06/14/18
Date



DESCRIPTION
APPROVED

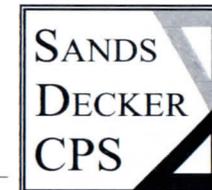
By: *A. F. Rohrer*

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

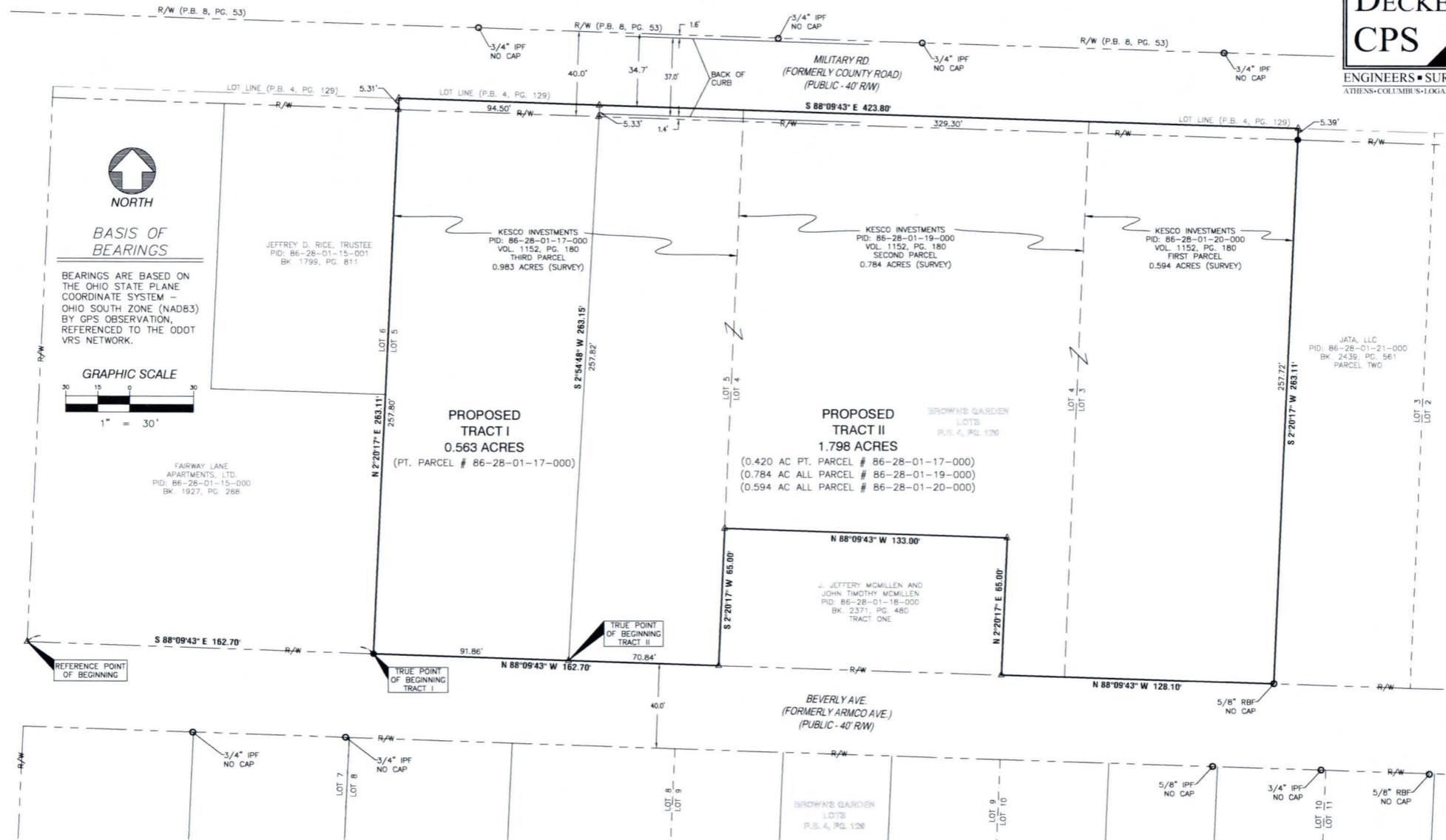
Genye Kusdz 7-18-18

BOUNDARY SURVEY

STATE OF OHIO, COUNTY OF MUSKINGUM, CITY OF ZANESVILLE



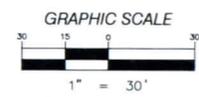
ENGINEERS • SURVEYORS
ATHENS • COLUMBUS • LOGAN • ZANESVILLE



NORTH

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM - OHIO SOUTH ZONE (NAD83) BY GPS OBSERVATION, REFERENCED TO THE ODOT VRS NETWORK.



FAIRWAY LANE APARTMENTS, LTD.
PID: 86-28-01-15-000
BK. 1927, PG. 268

REFERENCE POINT OF BEGINNING

TRUE POINT OF BEGINNING TRACT I

TRUE POINT OF BEGINNING TRACT II

AREA SUMMARY

PID: 86-28-01-17-000	0.983 AC. (SURVEY)	0.020 AC. (P.R.O)	0.963 AC. (NET)
PID: 86-28-01-19-000	0.784 AC. (SURVEY)	0.020 AC. (P.R.O)	0.764 AC. (NET)
PID: 86-28-01-20-000	0.594 AC. (SURVEY)	0.012 AC. (P.R.O)	0.582 AC. (NET)
	2.361 AC. TOTAL	0.052 AC. TOTAL	2.309 AC. (NET)
TRACT I	0.563 AC. (SURVEY)	0.012 AC. (P.R.O)	0.551 AC. (NET)
TRACT II	1.798 AC. (SURVEY)	0.040 AC. (P.R.O)	1.758 AC. (NET)
	2.361 AC. TOTAL	0.052 AC. TOTAL	2.309 AC. (NET)

SURVEYOR'S NOTES

- BOUNDARY LINES ARE DEPICTED FROM RECORD DOCUMENTS REFERENCED HEREON AND A FIELD SURVEY PERFORMED BY SANDS DECKER CPS IN MAY, 2018. THIS DRAWING REPRESENTS A BOUNDARY SURVEY IN CONFORMANCE WITH DAC 4733-37 FOR BOUNDARY SURVEYS.

- P.R.O = PRESENT ROAD OCCUPIED

- IPF = IRON PIN FOUND
- RBF = REBAR FOUND
- IRON PIN SET
- ▲ MAG NAIL SET

DESCRIPTION APPROVED

By *[Signature]*

CERTIFICATION

THIS DRAWING IS REPRESENTATIVE OF A FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION IN MAY, 2018. SANDS DECKER CPS.

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STEVEN W. NEWELL
OHIO PROFESSIONAL SURVEYOR 7212

DATE: 06/08/2018



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

George Kuznetsov 7-16-18

Survey for Kesco Investments

Being a part of land located in the State of Ohio, County of Muskingum, City of Zanesville, part of Lot 5 of Brown's Garden Lots (Plat Book 4, Page 129), bounded and described as follows:

Beginning at an iron pin found at the southwest corner of Lot 5, also being on the north line of Beverly Ave. (formerly Armco Ave.)(40' wide);

thence along the west line of Lot 5 North 00 degrees 00 minutes 00 seconds East 257.95 feet to an iron pin found;

thence continuing North 00 degrees 00 minutes 00 seconds East 5.16 feet to the northwest corner of Lot 5;

thence along the north line of Lot 5 North 89 degrees 30 minutes 00 seconds East 90.00 feet to a point;

thence leaving the north line of Lot 5 South 00 degrees 00 minutes 00 seconds West 5.18 feet to a pk-nail set;

thence continuing South 00 degrees 00 minutes 00 seconds West 257.93 feet to an spike found on the south line of Lot 5, also being on the north line of Beverly Ave. (formerly Armco Ave.)(40' wide);

thence along the south line of Lot 5 and the north line of Beverly Ave. (formerly Armco Ave.)(40' wide) South 89 degrees 30 minutes 00 seconds West 90.00 feet to the principal place of beginning, containing 0.5436 acres, more or less.

Iron pins set are 5/8 inch rebar 30 inches long with identification caps (SWIERZ 8062). This legal description was prepared by Denis P. Swierz, based on a field survey made in September 2003.

Subject to all easements, right of ways, restrictions, reservations, etc.. of record and those that may be implied.

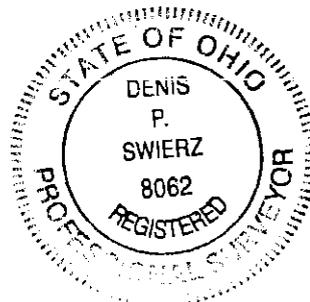
References: DR 1039-92 OR 1152-180 DR 1799-811

Parcel No.: 80-86-28-01-17-000 ±0.5436 acres

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NOT RECORDABLE**
Denis P. Swierz
Reg. Surv. No. 8062

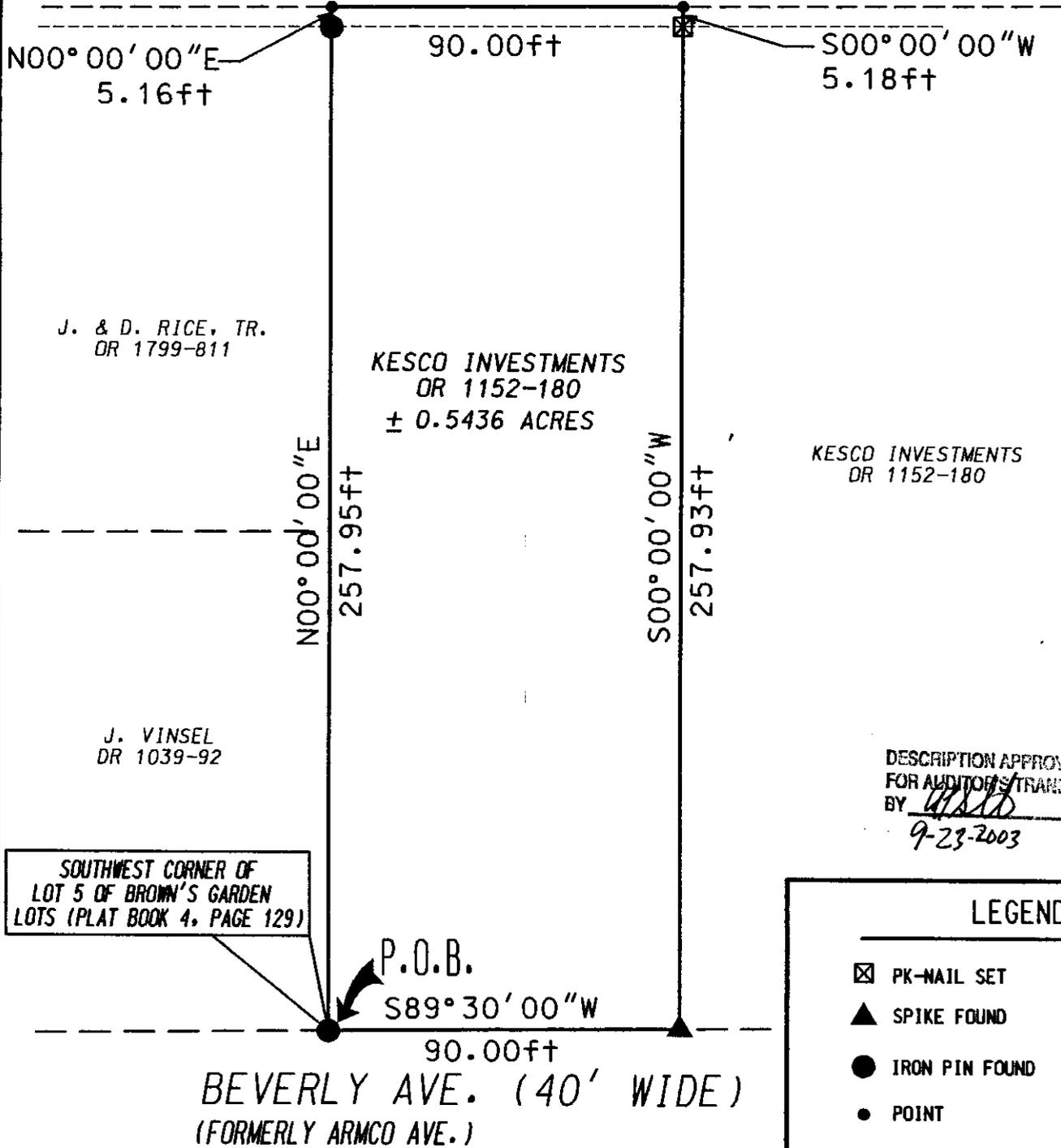
9/22/03
Date

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER
BY ASD
9-23-2003



PLAT OF SURVEY FOR KESCO INVESTMENTS

STATE OF OHIO, MUSKINGUM COUNTY
 CITY OF ZANESVILLE, PART OF LOT 5 OF
 BROWN'S GARDEN LOTS
 MILITARY ROAD (40' WIDE)
 N89° 30' 00"E



KESCO INVESTMENTS
 OR 1152-180

DESCRIPTION APPROVED
 FOR AUDITOR'S TRANSFER
 BY [Signature]
 9-23-2003

SOUTHWEST CORNER OF
 LOT 5 OF BROWN'S GARDEN
 LOTS (PLAT BOOK 4, PAGE 129)

LEGEND

- PK-NAIL SET
- ▲ SPIKE FOUND
- IRON PIN FOUND
- POINT

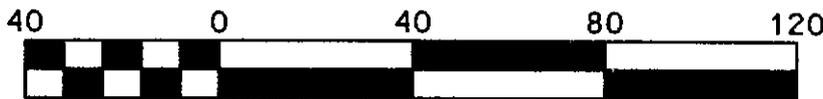
I HEREBY CERTIFY THIS
 PLAT TO BE CORRECT
 AS SURVEYED SEPT. 20, 2003



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 NOT RECORDABLE**

DENIS P. SWIERZ
 PS# 8082

DATE: SEPTEMBER 22, 2003



Scale 1" = 40'

PART OF PARCEL NO. : 80-86-28-01-17-000

PERTINENT DOCUMENTS AND SURVEYS USED:

1. DEED REFERENCES SHOWN
2. TAX MAPS
3. SURVEY RECORDS FOUND IN THE MUSKINGUM COUNTY ENGINEERS OFFICE, ZANESVILLE, OHIO

BASIS OF BEARING:
 BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN
 AND ARE USED TO DENOTE ANGLES ONLY.

DENIS P. SWIERZ
 909 TALLEY AVE.
 ZANESVILLE, OHIO 43701
 (740) 454-6853

KESCO INVESTMENTS
 PLAT OF SURVEY
 09/22/03