

86-28-01-19-000

**LEGAL DESCRIPTION**

**1.798 ACRES**

**KESCO INVESTMENTS**

Situate in the State of Ohio, County of Muskingum, City of Zanesville, and being all of Lot 4 and part of Lots 3 and 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 II:**

**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 Lots 5 and 6, and also said north right-of-way of Beverly Avenue, **South 88°09'43" East**, for a distance of **254.56 feet** (passing an iron pin set on the southeast corner of said Fairway Lane tract and said Lot 6 at 162.70 feet) to a mag nail set, and also being the **TRUE POINT OF BEGINNING**;

Thence leaving said south line and north right-of-way of Beverly Avenue, and across a tract of land conveyed to Kesco Investments (third parcel) in Volume 1152, Page 180 along a new dividing line, **North 02°54'48" East**, for a distance of **263.15 feet** (passing a mag nail set on the south right-of-way of Military Road, formerly County Road, 40 feet wide, at 257.82 feet) to a mag nail set on the north line of said Lot 5;

Thence along said north line and the north lines of said Lot 3 and 4, **South 88°09'43" East**, for a distance of **329.30 feet** to a mag nail set at the northwest corner of a tract of land conveyed to JATA, LLC in Book 2439, Page 561;

Thence leaving said north line of Lot 3 and along the west line of said JATA, LLC tract, **South 02°20'17" West**, for a distance of **263.11 feet** (passing an iron pin set on said south right-of-way of Military Road at 5.39 feet) to a 5/8" found rebar (no cap) on the said north right-of-way of Beverly Avenue, also being the southwest corner of said JATA, LLC tract;

Thence leaving said west line and along said north right-of-way of Beverly Avenue and the south line of said Lots 3 and 4, **North 88°09'43" West**, for a distance of **128.10 feet** to a mag nail set at the southeast corner of a tract of land conveyed to J. Jeffery McMillen and John Timothy McMillen (tract one) in Book 2371, Page 480;

Thence leaving said north right-of-way of Beverly Avenue and said south line of Lot 4, and along the east line of said J. Jeffery McMillen tract, **North 02°20'17" East**, for a distance of **65.00 feet** to a mag nail set at the northeast corner of said J. Jeffery McMillen tract;

Thence leaving said east line and along the north line of said J. Jeffery McMillen tract, **North 88°09'43" West**, for a distance of **133.00 feet** to a mag nail set at the northwest corner of said J. Jeffery McMillen tract, also being a point on the west line of said Lot 4;

Thence leaving said north line, and along the west lines of said J. Jeffery McMillen tract and said Lot 4, **South 02°20'17" West**, for a distance of **65.00 feet** to a mag nail set at the southwest corner of said J. Jeffery McMillen tract and said Lot 4, also being a point on the said north right-of-way of Beverly Avenue;

Thence leaving said west lines and along the south line of said Lot 5 and said north right-of-way of Beverly Avenue, **North 88°09'43" West**, for a distance of **70.84 feet** to the **TRUE POINT OF BEGINNING**;

86-28-01-19-000 A

Containing a total of 1.798 acres, more or less, a P.R.O (Present Right-of-Way Occupied) of Military Road of 0.040 acres, leaving a net area of 1.758 acres.

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

Being a 0.420 acre part of Tax Parcel 86-28-01-17-000, all 0.784 acres of Tax Parcel 86-28-01-19-000, and all 0.594 acres of Tax Parcel 86-28-01-20-000.

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.

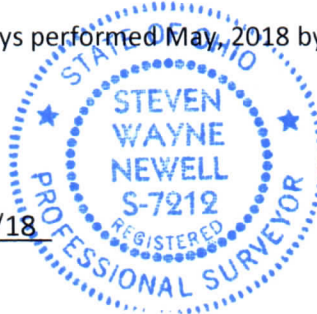
This description is based upon actual field surveys performed May, 2018 by Sands Decker, CPS, LLC.

OFFICE COPY  
NOT RECORDABLE

06/14/18

Steven W. Newell  
Ohio Registered  
Surveyor No. 7212

Date



DESCRIPTION

APPROVED

By: Re 7/18/18

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

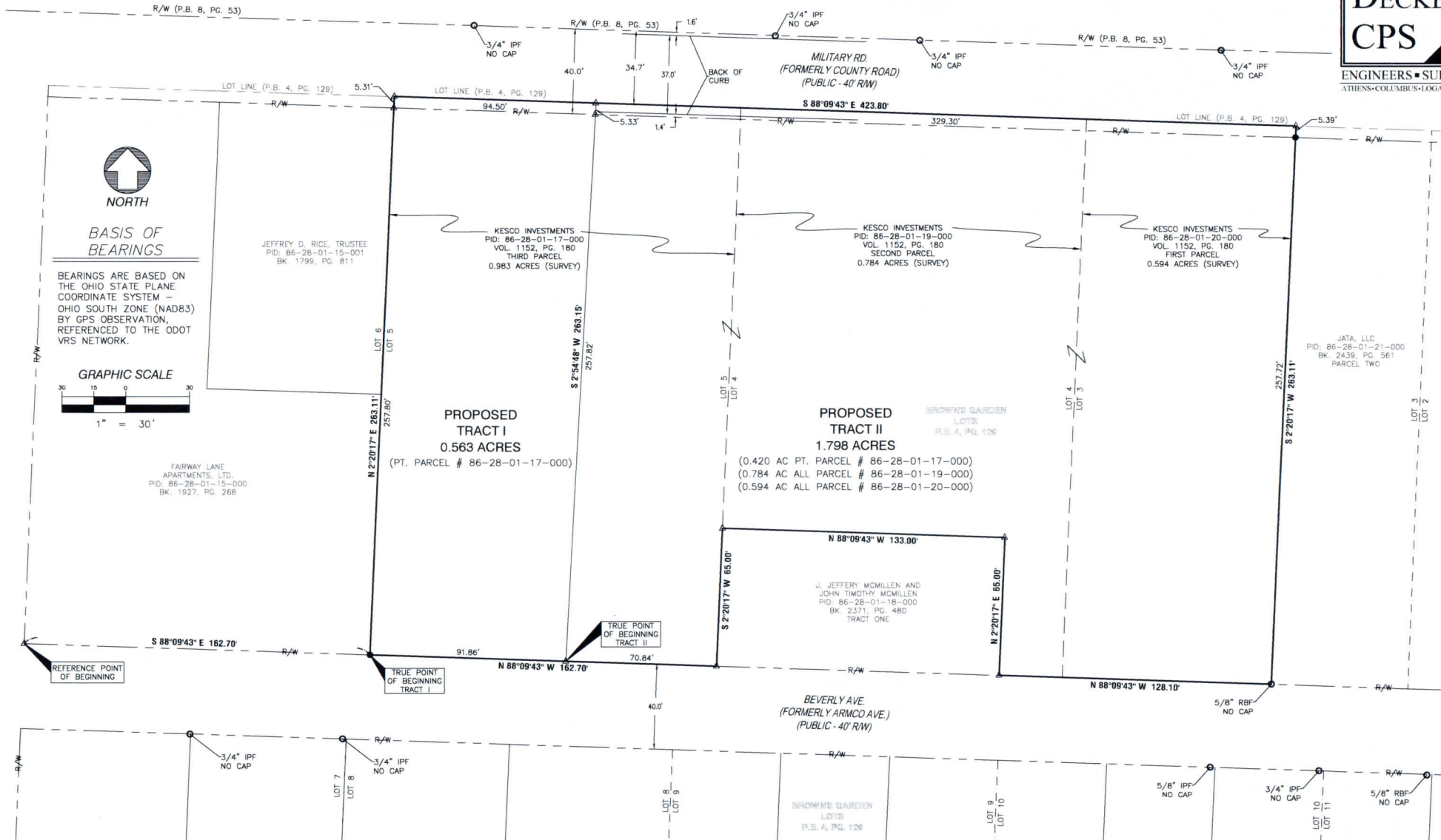
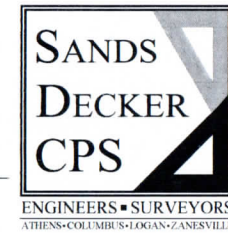
George Kugler 7-18-18



86-28-01-19-000 B

## BOUNDARY SURVEY

STATE OF OHIO, COUNTY OF MUSKINGUM, CITY OF ZANESVILLE



## 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 OAC 4733-37 FOR BOUNDARY SURVEYS.

- P.R.O = PRESENT ROAD OCCUPIED

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

## CERTIFICATION

THIS DRAWING IS REPRESENTATIVE OF A FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION IN MAY, 2018.  
SANDS DECKER CPS  
STEVEN W. NEWELL  
OHIO PROFESSIONAL SURVEYOR 7212  
DATE 06/08/2018

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

Genese Kugler 7-18-18

DESCRIPTION  
APPROVED  
By: *[Signature]*





