

86-30-01-76001

1400 BRANDYWINE BLVD



AHLERS, MOE AND ASSOC., INC.

SURVEYING AND ENGINEERING
360 WEST WATERLOO ST. P.O. BOX 2
CANAL WINCHESTER, OHIO 43110
(614) 837-1178 FAX (614) 837-8458

August 23, 1994
94-2851.Leg

Description of 0.5403 Acres on Brandywine Boulevard
in the 6th Ward, Zanesville, Ohio

Situate in the State of Ohio, County of Muskingum, City of Zanesville, in the 6th Ward, and being part of the 0.7823 acre parcel owned by Mutual Federal Savings Bank as recorded in Deed Book 1094, Page 411, of the Muskingum County Recorder's Office, and being more particularly described as follows:

Commencing at an iron pipe at the northwesterly corner of the Walkenhorst and Taylor parcel (Brandywine Hospital for Pets) D.B. 856, Pg. 171, the northeasterly corner of the Brandywine LOCK-N-STOCK parcel, P.B. 15, Pg 141, said pipe being in the southerly R/W line of Brandywine Boulevard, 80' R/W, P.B. 15, Pg. 59;

THENCE, North 58 degrees 27 minutes 50 seconds West, leaving said pipe, and along the northerly line of said LOCK-N-STOCK and said R/W line, passing at a distance of 22.63' a corner to LOCK-N-STOCK a total distance of 130.18' to a point, the TRUE PLACE OF BEGINNING;

THENCE, North 58 degrees 27 minutes 50 seconds West, continuing along said R/W line, for a distance of 147.00' to a point at a corner to LOCK-N-STOCK;

THENCE, South 05 degrees 13 minutes 17 seconds West, leaving the aforementioned line, and along the northerly line of LOCK-N-STOCK for a distance of 197.55' to a point;

THENCE, along an arc of a curve to the left with a radius of 15.00', a central angle of 91 degrees 05 minutes 26 seconds, a chord which bears South 40 degrees 19 minutes 26 seconds East for a distance of 21.41' to a point;

THENCE, South 85 degrees 52 minutes 08 seconds East, continuing along said northerly line, for a distance of 116.50' to a point;

THENCE, North 05 degrees 13 minutes 17 seconds East, leaving said northerly line and crossing said 0.7823 acre parcel, for a distance of 145.17' to the PLACE OF BEGINNING.

CONTAINING 0.5403 acres of land.

Subject to any legal conditions, restrictions, covenants, easements or rights of way of record.

This description prepared by Ahlers, Moe & Assoc., Inc., in August, 1994, based on previous surveys and plats of this area. The basis of bearings in the centerline of Brandywind Boulevard being North 58 degrees 27 minutes 50 seconds West.

Larry B. Felts, P.S.#6814
94-2851

OFFICE COPY
NOT RECORDABLE



DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY L. B. Felts

9-2-94

91-8630-01-76(11)

as called, and there are no encroachments either way across any line except as shown.

P.S. #6814

Larry B. Felts

Δ P.K. Nail or Spike

PLAT OF SURVEY 0.5403 AC.

CITY OF ZANESVILLE, 6th WARD, BRANDYWINE BLVD - WEST

FOR: MY FAULT, INC.

ZANESVILLE, OHIO

| | |
|-----------|----------|
| D.B. | Pg. |
| P.B. 15 | Pg. 141 |
| Scale: | 1" = 50' |
| Date: | 8-23-94 |
| Drawn By: | LOF |

AHLERS, MOE & ASSOC., INC.

Engineering & Surveying

360 W. Waterloo St. - P.O. Box 2

Canal Winchester, Ohio 43110

837-1178



Job No. 94-2850

81-0760 94-1880

