

86-31-02-01-002

DESCRIPTION OF 0.634 ACRE TRACT

Situated in the State of Ohio, County of Muskingum, City of Zanesville, being a part of Bank Lot 2, Quarter Township 1, Township 1, Range 8, of the United States Military Lands, and being a part that 53.86 acre tract (Parcel No. 86-31-02-01-000), Parcel II, as conveyed to Colony Square Tei Investors LLC. Et., as recorded in Deed Volume 2700, Page 321, all references being to those of record in the Recorder's Office, Muskingum County, Ohio, said 0.634 acre Tract being more particularly bounded and described as follows:

Commencing at the southeast corner of Lot 4 of the Heritage Hills Plat 1, as recorded in Plat Book 13, Page 46 and rerecorded in Plat Book 14, Page 36, said point also being the intersection of the northerly right-of-way of Brandywine Boulevard and the centerline of Maple Avenue (St. Rt. 60);

Thence northerly along the centerline maple Avenue (St. Rt. 60) **North 17°09'39" West, 1349.25 feet** to a point;

Thence leaving said centerline **South 72°50'21" West, 45.00 feet** to an iron pin set, and being the **Point of Beginning** for the **0.634 Acre Tract** herein described;

Thence across said 53.86 acre tract with what represents new lines the following three (3) courses and distances;

South 72°50'21" West, 160.00 feet to an iron pin set;

North 17°09'39" West, 175.00 feet to an iron pin set; and ...

North 72°50'21" East, 135.00 feet to a 3/4" iron pipe found on the westerly right-of-way line of Maple Avenue (St. Rt. 60);

Thence southerly along the westerly right-of-way line of Maple Avenue (St. Rt. 60), the following two (2) courses and distances;

South 56°57'59" East, 39.05 Feet to a 3/4" iron pipe found: and...

86-31-02-01-002 A

DESCRIPTION OF 0.634 ACRE TRACT

South 17°09'39" East, 145.00 feet to the Point of Beginning and containing **0.634 acres**, more or less, according to a survey made by Jobes Henderson & Associates, Inc. in May of 2018.

The bearings in the above description are based on the Ohio State Plane Coordinates System, South Zone, NAD83.

All iron pins set are 5/8" in diameter rebar by 30" in length with red identification caps marked "J&H, PS 8283" and marked with NRCS easement sign posts.

Subject to all valid and existing easements, restrictions and conditions of record.



**OFFICE COPY
NOT RECORDABLE**

A blue ink signature of Jeremy L. Van Ostran, written over a horizontal line.

Jeremy L. Van Ostran, P.S.
Surveyor No. 8283

May 9, 2018

F:\Clients\Active\TSLTSL002\survey\legals\0.634 acres

DESCRIPTION

APPROVED

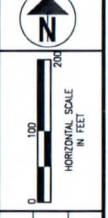
By:

APPROVED BY CITY PLANNING COMMISSION,
ZANESVILLE, OHIO;
NO PLAT REQUIRED
 6-20-18

06/27/17

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

PLAT OF LOT SPLITS
SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, CITY OF ZANESVILLE,
BEING A PART OF BANK LOT 2, QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 8, OF
THE UNITED STATES MILITARY LANDS



DRAWN	DATE	CHECKED	DATE
KTB		JAT	05/08/2018
PLAN	ISSUE/REVISION		
NO.			

STATE OF OHIO
JERRY VAN OSTAN
REGISTERED SURVEYOR
8283

HULL
Environment / Energy / Infrastructure

COLONY SQUARE SUBDIVISION
ZANESVILLE, OHIO
BOUNDARY SURVEY LOT SPLIT

JOB NUMBER:
TSL002
1

LEGEND

- ① I.P.F. IRON PIN & CAP FOUND
- I.P.F. IRON PIN FOUND (UNLESS OTHERWISE NOTED)
- I.P.S. IRON PIN SET (5/8" REBAR) WITH CAP "JHA 8283"
- CHISELED "X" IN CONCRETE FOUND
- ⊗ R.F. 3/4" IRON PIPE FOUND

DESCRIPTION

APPROVED
By: *[Signature]*
.634 ac only

59.624 ACRES
• 3.67 ACRES (EXCEPTION TRACT I)
• 5.539 ACRES (EXCEPTION TRACT II)
50.415 ACRES (TOTAL)
ALL OF PARCEL NO.
86-31-02-01-000

Curve Table					
Curve #	Length	Radius	Delta	CH. BEARING	CH. LENGTH
C1	216.77	460.00	027°00'00"	N74°27'29"W	214.77
C2	111.48	718.94	008°53'04"	S21°37'58"E	111.37
C3	203.69	460.00	025°22'15"	S79°21'23"W	202.03

OFFICE COPY
NOT RECORDABLE
JERRY VAN OSTAN, P.E. 8283

PERTINENT DOCUMENTS USED:
MUSKINGUM COUNTY TAX MAPS
FLOOD INSURANCE RATE MAPS
ALL RECORDED DOCUMENTS SHOWN
WERE USED AS SOURCE DOCUMENTS.

FIRM COMMUNITY PANEL No.: 39119C0285C
FLOOD ZONE: "X" (A ZONE ALONG DITCH)
EFFECTIVE DATE: 07/06/2010

BASIS OF BEARINGS:
BEARINGS HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE
SYSTEM, SOUTH ZONE, NAD83, GEOID12A.

CORS: GPS COORDINATES OBTAINED THROUGH THE USE OF TRIMBLE R8
UTILIZING O.D.O.T. VRS NETWORK.
GPS SURVEY PERFORMED USING VRS AND RTK.

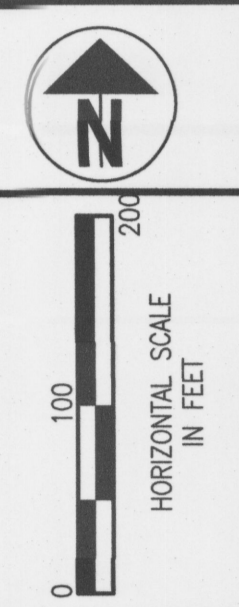
ALL PROPERTY LINES SHOWN AND MONUMENTS FOUND WERE FIELD
LOCATED AND ARE BASED ON PREVIOUS RECORDED SURVEY PLATS
AND LEGAL DESCRIPTIONS OF THE SURVEYED PROPERTY AND ALL
ADJOINING PROPERTIES. ALL OCCUPATIONAL LINES AND PROPERTY
LINES ARE THE SAME AS LOCATED IN THE FIELD.

6/25/2018 1:04 PM I:\survey\lot split\lot split\lot split.dwg (J:\survey\lot split\lot split.dwg) User: jvanostan

86-31-02-01-002 C (0.634 AC.)
86-31-02-01-003 C (1.875 AC.)

PLAT OF LOT SPLITS

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, CITY OF ZANESVILLE, BEING A PART OF BANK LOT 2, QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 8, OF THE UNITED STATES MILITARY LANDS



- ### LEGEND
- ⊙ I.P.F. IRON PIN & CAP FOUND
 - I.P.F. IRON PIN FOUND (UNLESS OTHERWISE NOTED)
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OFFICE COPY
~~NOT RECORDABLE~~

JEREMY L. VAN OSTRAN, P.S. 8283

STATE OF OHIO
JEREMY LEWIS VAN OSTRAN
8283
REGISTERED SURVEYOR

DESCRIPTION APPROVED
By: *Alto*
+ 1.875 ac. only
+ 0.634 ac. only

APPROVED BY CITY PLANNING COMMISSION,
ZANESVILLE, OHIO;
NO PLAT REQUIRED
Adrian Laddy 06/27/17

RECORD DOCUMENTS USED:
MUSKINGUM COUNTY TAX MAPS
INSURANCE RATE MAPS
RECORDED DOCUMENTS SHOWN
USED AS SOURCE DOCUMENTS.

COMMUNITY PANEL No.: 39119C0285C
ZONE: "X" (A ZONE ALONG DITCH)
EFFECTIVE DATE: 07/06/2010

ALL BEARINGS:
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GPS COORDINATES OBTAINED THROUGH THE USE OF TRIMBLE R8
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AND LEGAL DESCRIPTIONS OF THE SURVEYED PROPERTY AND ALL
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BOUNDARIES ARE THE SAME AS LOCATED IN THE FIELD.

DRAWN	CHECKED	DATE
KTB	JLV	05/08/2018

DATE	PLAN ISSUE/REVISION

NO.	

HULL & Associates, Inc.
89 State Street
Zanesville, OH 43906
Phone: (740) 344-5451
Fax: (740) 344-8889
www.hullinc.com

HULL
Environment / Energy / Infrastructure

COLONY SQUARE SUBDIVISION
ZANESVILLE, OHIO
BOUNDARY SURVEY LOT SPLIT

JOB NUMBER: TSL002
1