

86-31-02-03,001

LEGAL DESCRIPTION  
LOT SPLIT  
ZANESVILLE, OH RETAIL LLC  
0.904 ACRES

Situated in the State of Ohio, County of Muskingum, City of Zanesville and being located in Quarter Township 1, Township 1, Range 8, United States Military Lands, being part of Lot 4 of Heritage Hills - Plat 1 as recorded in Plat Book 13, Page 46, and being part of a 9.0511 acre tract of land conveyed to Zanesville, OH Retail LLC by deed as recorded in Book 1839, Page 638 (all references to deeds, microfiche, plats, surveys, etc. refer to the Muskingum County Recorder's Office or Engineer's Office) and being more particularly described as follows:

COMMENCING FOR REFERENCE at a mag nail set at the southeast corner of Lot 4 of the Heritage Hills - Plat 1, as recorded in Plat Book 13, Page 46, and also being the intersection of the northerly right of way line of Brandywine Boulevard (80 feet wide) and the centerline of Maple Avenue - State Route 60 (variable width);

Thence along said centerline, also being the easterly line of said Lot 4, North 17°09'39" West, for a distance of 578.16 feet to a mag nail set;

Thence leaving said centerline, South 72°50'21" West, for a distance of 40.00 feet to a 5/8" rebar found with a "Canter" cap being located on the westerly right of way line of Maple Avenue, also being the southeast corner of a 0.9091 acre tract of land conveyed to Colony Square Outparcel Owner LLC as recorded in Book 2796, Page 784, and also being the **TRUE POINT OF BEGINNING**;

Thence along said westerly right of way line, **South 17°09'39" East**, for a distance of **200.00 feet** to an iron pin set;

Thence leaving said westerly and along a new dividing line across said 9.0511 acre tract for the following two (2) courses:

- 1) **South 72°50'21" West**, for a distance of **195.00 feet** to a mag nail set;
- 2) **North 17°09'39" West**, for a distance of **200.00 feet** to a mag nail on the south line of said 0.9091 acre tract;

Thence along said south line, **North 72°50'21" East**, for a distance of **195.00 feet** to the **TRUE POINT OF BEGINNING**;

Containing a total of 0.904 acres, more or less.

Being a 0.904 acre part of Tax Parcel 86-31-02-03-000.

All iron pins set 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, reference to the ODOT VRS network.

This description is based upon an actual field survey performed in July, 2020

OFFICE COPY  
NOT RECORDABLE

Steven W. Newell  
Ohio Registered  
Professional Surveyor 7212

Date



DESCRIPTION

APPROVED

By: AK 8/5/20

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

W. M. Burt 11/18/20