

86-34-01-01-045

DESCRIPTION FOR A 2.796 ACRE PARCEL

Situated in the State of Ohio, County of Muskingum, City of Zanesville, and being a part of Lot 4 in Sibley's Subdivision as recorded in Deed Book K, Page 644, in Quarter Township 1, Township 1, Range 8, and being a resurvey of that 3.35 acre tract (all of Parcel# 86-34-01-01-045) as conveyed to the Zanesville Muskingum County Port Authority by deed of record in Official Record 1968, Page 261, all reference being to those of record in the Recorder's Office in Muskingum County, Ohio. The said 2.796 acre parcel being more particularly bounded and described as follows:

Commencing at an iron pin found at the northeasterly corner of said Lot 4, also being the northeasterly corner of that 1.664 acre tract as conveyed to the City of Zanesville by deed of record in Official Record 1011, Page 105;

Thence along the easterly line of said 1.664 acre tract, **South 02°30'04" West, 249.97 feet** to an iron pin found at the northeasterly corner of said 3.34 acre tract and being the **Point of Beginning** for the 2.796 acre tract herein described;

Thence along the easterly line of said 3.35 acre tract, **South 02°31'21" West, 409.02 feet** to an iron pin found at the southeasterly corner of said 3.35 acre tract and the northeasterly corner of that 2.38 acre tract as conveyed to Hankinson Road Capital, LTD by deed of record in Official Record 2520, Page 631;

Thence along the southerly line of said 3.35 acre tract, **North 82°02'32" West, 388.92 feet** to an iron pin found on the easterly right-of-way of Highpointe Court (100' R/W) as recorded in Plat Book 18, Pages 119-121;

Thence along said easterly right-of-way the following three (3) courses and distances:

Northeasterly along a curve to the left (rad=960.00, delta=07°29'22", len=125.49') a chord bearing and distance of **North 27°14'24" East, 125.40 feet** to an iron pin found;

North 23°29'44" East, 253.63 feet to an iron pin found; and...

Northeasterly along a curve to the left (rad=59.86, delta=21°01'30", len=21.97') a chord bearing and distance of **North 12°59'37" East, 21.84 feet** to an iron pin found on the southerly line of said 1.664 acre tract;

Thence along said southerly line, **South 87°28'12" East, 239.98 feet** to the **Point of Beginning** and containing **2.796 acres**, more or less, according to a survey made by Jobes Henderson and Associates, Inc. in August of 2016.

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