



Church of Jesus Christ of Latter Day Saints

**All of: 17-54-04-02-000 (+/-3.334 Ac.) DR 512-533, All of: 17-54-04-06-000 (+/-3.943 Ac.) OR 3146-9
Total +/-7.277 Ac.**

Situated in the State of Ohio, County of Muskingum, City of Zanesville, Northwest Quarter of the Fourth Quarter Township, Township 1, Range 8, US Military District and being all of the land now owned by Church of Jesus Christ of Latter Day Saints as recorded in DR 512-533 & OR 3146-9 of the Muskingum County Recorders Office and more particularly described as follows.

Beginning at a monument found on the east right of way of State Route 146 (41+50, 50.00' L of centerline PB 9, Pg. 63), thence with the east line of said right of way, S 05°06'28" W a distance of 84.71 feet to a point in the center of North Pointe Drive;

thence with the center of said North Pointe Drive, N 85°00'12" W a distance of 49.88 feet to a point at the center of said North Pointe Drive and the center of Newark Road (SR-146);

thence with the center of said Newark Road, N 05°04'55" E a distance of 758.14 feet to a point at the southwest corner of the lands now owned by 3320 Kearns Drive, LLC (OR 2463-40);

thence with the south line of said 3320 Kearns Drive, LLC's lands, S 88°36'54" E a distance of 460.66 feet to a point in the center of Kearns Drive, passing an iron pin found (5/8") at 89.89 feet;

thence with the center of said Kearns Drive the following nine (9) courses:

1. S 01°26'51" W a distance of 62.92 feet to a point;
2. S 02°27'21" W a distance of 95.38 feet to a point;
3. S 04°28'26" W a distance of 62.41 feet to a point;
4. S 06°41'00" W a distance of 53.82 feet to a point;
5. S 10°13'30" W a distance of 42.60 feet to a point;
6. S 10°13'30" W a distance of 38.97 feet to a point;
7. S 14°16'33" W a distance of 94.03 feet to a point;
8. S 16°15'59" W a distance of 85.12 feet to a point;
9. S 17°33'11" W a distance of 183.17 feet to a point at the intersection of said centerline and the north line of North Pointe Drive;

thence with the north line of said North Pointe Drive the following seven (7) courses:

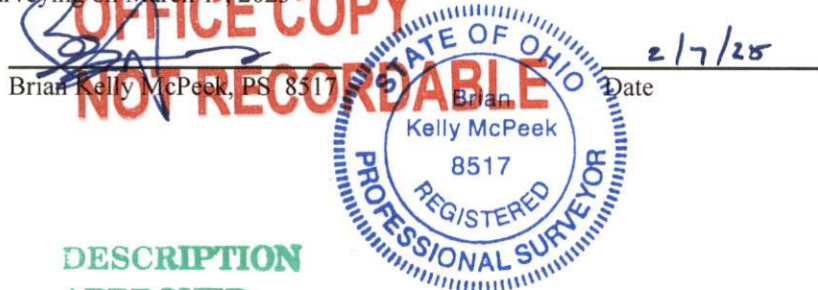
1. N 88°49'36" W a distance of 209.47 feet to an iron pin found (5/8"), passing an iron pin found (linn) at 22.00 feet;
2. N 01°10'25" E a distance of 25.00 feet to an iron pin found (5/8");
3. N 88°49'36" W a distance of 30.00 feet to an iron pin found (5/8");
4. S 01°10'25" W a distance of 25.00 feet to an iron pin found (5/8");
5. N 88°49'36" W a distance of 73.11 feet to a point;
6. with a curve to the right having a radius of 25.00 feet, an arc length of 39.28 feet and a chord that bears N 43°49'36" W a distance of 35.36 feet to a point;
7. N 01°10'24" E a distance of 5.72 feet to the principal place of beginning, containing a total of 7.277 acres more or less, subject to all legal highways and easements of record.

Subject to a roadway easement as recorded in DR479-123.

All bearings described herein are based on the Ohio State Plane Grid Coordinates, NAD83, Ohio South, Grid North per GPS Observation.

All iron pins set are 5/8 inch by 30 inch steel rebar with plastic identification caps marked MCPEEK PS8517.

The above described 7.277 acre parcel is based on a field survey made by Brian K. McPeek of McPeek Land Surveying on March 1st, 2025.



DESCRIPTION

APPROVED

By: ATM 2/19/2025