

City of Zanesville
DR 306-475
Split of +/- 8.267 acres

Situated in the State of Ohio, County of Muskingum, Township of Perry, and being a part of the Southeast Quarter of Quarter Township 3, Township 1, Range 6, United States Military Lands and being a part of lands now owned by City of Zanesville as recorded in Muskingum County Deed Record 306, Page 475, and being more particularly described as follows:

Beginning at an iron pin found on the southwest corner of Lot 16 of Spring Valley Subdivision Phase II as the same is designated and delineated in Muskingum County Plat Book 18, Page 17;

thence along the south line of said Spring Valley Subdivision, South 87 degrees 54 minutes 24 seconds East 408.11 feet to an iron pin on the northwest corner of lands now owned by Terry K. Stuart (OR 2032-782), passing iron pins found at 14.43 feet, 246.16 feet and 253.16 feet;

thence along the lands of said Stuart, South 31 degrees 46 minutes 35 seconds East 520.92 feet to an iron pin found on Air Park Drive;

thence along the north line of said Air Park Drive the following four courses:

- 1) South 38 degrees 09 minutes 30 seconds West 79.55 feet to an iron pin found;
- 2) a curve to the right having a radius of 300.00 feet, an arc length of 188.73 feet, a chord bearing South 56 degrees 42 minutes 19 seconds West, and a chord length of 185.63 feet to an iron pin found;
- 3) a curve to the right having a radius of 595.00 feet, an arc length of 154.80 feet, a chord bearing South 82 degrees 10 minutes 52 seconds West, and a chord length of 154.37 feet to an iron pin found;
- 4) North 88 degrees 37 minutes 50 seconds West 384.12 feet to an iron pin found on the east line of lands now owned by the New Bakery Company, LLC (DR 782-260);

thence along said east line of said New Bakery lands the following two courses:

- 1) North 38 degrees 39 minutes 12 seconds East 58.77 feet to a PK nail set;
- 2) North 02 degrees 10 minutes 46 seconds East 588.55 feet to the place of beginning;

containing 8.267 acres, more or less, subject to all easements and right of ways, written or implied.

Iron pins set are 5/8 inch x 30 inch long rebar with a plastic ID cap.

Bearings are based on Ohio State Plane Coordinate System, NAD 83, South Zone, Grid North, as per GPS observations made on January 13, 2021.