

73-03-07-45-002
73-03-07-45-003

Description For Conveyance
Zane Fab, LTD.
Deed Book 1144, Page 382
Part of Parcel #73-03-07-45-000

Parcel One:

Situated in the State of Ohio, County of Muskingum,
Township of Wayne

Being a part of Outlot "A" of Sandy Ridge Subdivision
as recorded in Plat Book 7, Page 54 and a part of Section
4 in Township 12, Range 13 bounded and described as follows:

Beginning at an iron pin found at the northwest corner
of said Outlot "A"; thence south 62 degrees 13 minutes 08
seconds east 1.78 feet to the southwest corner of a 3.06
acre parcel conveyed to Brian G. and Rae Anne Jasper Deed
Book 1880, Page 196; thence along the south line of said
3.06 acre parcel south 85 degrees 18 minutes 15 seconds
east 238.40 feet to an iron pin placed; thence south 5
degrees 52 minutes 12 seconds west 152.43 feet to the
northeast corner of the property of 1815 LLC Deed Book 1561,
Page 890; thence along the north line of said 1815 LLC north
84 degrees 07 minutes 48 seconds west 240.0 feet to the
northwest corner of 1815 LLC; thence along the west line
of said Outlot "A" north 5 degrees 52 minutes 12 seconds
east 148.21 feet to the true place of beginning, containing
eighty-three hundredths (0.83) of an acre more or less.

Parcel Two:

Situated in the State of Ohio, County of Muskingum,
Township of Wayne.

Being a part of Outlot "A" of Sandy Ridge Subdivision
as recorded in Plat Book 7, Page 54 and a part of Section
4 in Township 12, Range 13 bounded and described as follows:

Commencing at an iron pin found at the northwest corner
of said Outlot "A"; thence south 62 degrees 13 minutes 08
seconds east 1.78 feet to the southwest corner of a 3.06
acre parcel conveyed to Brian G. and Rae Anne Jasper Deed
Book 1880, Page 196; thence along the south line of said
3.06 acre parcel south 85 degrees 18 minutes 15 seconds
east 238.40 feet to an iron pin placed; thence south 5
degrees 52 minutes 12 seconds west 299.43 feet to an iron
pin set and the true place of beginning of the premises
herein intended to be described; thence south 11 degrees
51 minutes 48 seconds west 291.13 feet to a point in the
center of State Route #146 (Chandlersville Road) passing
an iron pin set at 246.13 feet; thence along the center
of said road north 72 degrees 40 minutes 40 seconds west
20.0 feet to a point; thence leaving said centerline and
along the east line of Nettles Group, LLD, Deed Book 1157,
Page 255 north 5 degrees 52 minutes 12 seconds east 285.57
feet to an iron pin set passing an iron pin found at 50.79
feet; thence along the south line of 1815 LLC Deed Book
1561, Page 890 south 84 degrees 07 minutes 48 seconds east
50.0 feet to the true place of beginning, containing twenty-
three hundredths (0.23) of an acre more or less.

Subject to the easements of State Route #146.

This description written from a survey made by L. Peter
Dinan, Registered Surveyor #5451, July 19, 2018.

73-03-07-45-002 A
73-03-07-45-003 A

Easement For Ingress and Egress and Utilities

Beginning at the northeast corner of the above described 0.83 acre parcel one; thence south 85 degrees 18 minutes 15 seconds east 30 feet to a point; thence south 5 degrees 52 minutes 12 seconds west 301.62 feet to a point; thence south 11 degrees 51 minutes 48 seconds west 295.57 feet to a point in the center of Chandlersville Road (State Route #146); thence along said centerline north 72 degrees 40 minutes 40 seconds west 30.14 feet to a point; thence leaving said centerline north 11 degrees 51 minutes 48 seconds east 291.13 feet to an iron pin; thence along the east line of a 0.81 acre parcel conveyed to 1815 LLC Deed Book 1561, Page 890 north 5 degrees 52 minutes 12 seconds east 147.0 feet to the northeast corner of said 0.81 acre parcel; thence along the east line of said 0.83 acre parcel one north 5 degrees 52 minutes 12 seconds east 152.43 feet to the place of beginning.

This description written from a survey made by L. Peter Dinan, Registered Surveyor #5451, July 23, 2018.

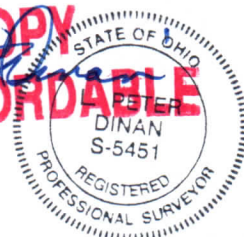
"Not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations. Parcel to be combined to Auditor's Parcel Number

DESCRIPTION
APPROVED

By:

[Signature]

OFFICE COPY
NOT RECORDABLE

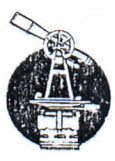


APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

9/3/18
Date

Fee Paid

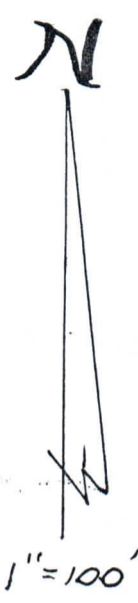
73-03-07-45-002 B
73-03-07-45-003 B



L. PETER DINAN & ASSOCIATES
1705 EAST PIKE
ZANESVILLE, OHIO 43701

CREATIVE PROPERTIES
ZANESVILLE, LTD.
DB. 2359, P. 819

BRIAN G. & RAE ANNE JASPER
DB. 1880, P. 196



RICHARD E. COOPER
DB. 2701, P. 360

NORTHWEST CORNER OUTLOT "A"
SANDY RIDGE SUB. P. 37, PAGE 54
0.83 Ac.
ZANE FAB, LTD.
DB. 1144, P. 382
PART OF PAR. 73-03-07-45-000

1815 LLC
DB. 1561, P. 890

ZANE FAB, LTD.
DB. 1144, P. 382

NETTLES GROUP, LTD.
DB. 1157, P. 255

0.23 Ac.
ZANE FAB, LTD.
DB. 1144, P. 382
PART OF PAR. 73-03-07-45-000

- IRON PIN FOUND
- IRON PIN SET

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

6/7/18
Date

Fee Paid

DESCRIPTION
APPROVED
By: *[Signature]*

CHANDLERSVILLE RD
STATE ROUTE 146

PART OF OUTLOT "A" SANDY RIDGE SUB.
IN SECTION 4, TOWNSHIP 12, RANGE 13
WAYNE TOWNSHIP, MUSKINGUM COUNTY
STATE OF OHIO
JULY 5, 2018

"Not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations. Parcel to be combined to Auditor's Parcel Number



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NOT RECORDABLE
[Signature]
L. PETER DINAN
REGISTERED SURVEYOR #5451