

Parcel '2':

Situated in the City of Zanesville, County of Muskingum, and State of Ohio, being part of Lot 39 in the Buckingham Terrace Fair Oaks Addition (Plat Book 2, Page 47, Muskingum County Recorder's Office), in Lot 12, Township 16N, Range 14W, of Congress Lands, being conveyed to Cherie M. Hopkins (Volume 3042, Page 271), bounded and described as follows:

Beginning at a found and used 1" iron pipe at the northeast corner of Lot 39 of said plat, along the west right of way line of Parker Drive (50' R/W), also being the True Point of Beginning at the northeast corner of the parcel herein described;

Thence continuing along said west right of way line, along the arc of a curve deflecting to the right, with a radius of 22,985.90 feet and a length of 48.00 feet, S 16°50'24" E, 48.00 feet to a set 5/8" x 30" capped iron rod ("LANDMARK SURVEYING") at the southeast corner, also being the northeast corner of a Parcel '1';

Thence leaving said west right of way line, and along the north line of said Parcel '1', S 72°52'53" W, 92.50 feet to a set 5/8" x 30" capped iron rod ("LANDMARK SURVEYING") at the southwest corner, also being along the northwest corner of said Parcel '1' and along the east line of a parcel conveyed to Sonia Baughman (Book 1795, Page 400);

Thence along the east line of said Baughman parcel, N 15°24'18" W, 65.87 feet to a set 5/8" x 30" iron rod, capped ("LANDMARK SURVEYING") at the northwest corner, also being the northeast corner of said Baughman parcel and along the south line of a parcel conveyed to Robert Miller and Sue Miller (Volume 1122, Page 248);

Thence along the south line of said Miller parcel, N 84°00'00" E, 92.50 feet to the True Point of Beginning, containing a total area of 5226.76 square feet, or 0.1185 acres and subject to all legal highways, easements, reservations or restrictions of record, if any

The intent of these legal descriptions and survey are to retrace and describe this parcel as required by the Ohio Administrative Code Chapter 4733-37, conforming to the minimum standards for boundary surveys.

The basis of bearings for this survey are from the Buckingham Terrace Fair Oaks Addition, holding found and used corners along the north line of Lot 39, being N 84°00'00" E.

This legal description is based on an actual field survey performed in February of 2023.

Prepared by Robert M. Ruffing, PS 8423 in February 2023.

**OFFICE COPY
NOT RECORDABLE**

DESCRIPTION

APPROVED

By: Robert M. Ruffing

