

LEGAL DESCRIPTION

for 1411 Sunrise Avenue

Zanesville, Ohio

PN 81-43-01-04-000

Situated in the City of Zanesville, County of Muskingum, and State of Ohio, being Lot 19 in the unrecorded plat known as Wheeler Place, in the northeast quarter of Section 6, Township 12 N, Range 13 W, in the Second Ward of the City of Zanesville, being conveyed to John W. Bauer (Vol. 2276, Pg. 795), bounded and described as follows:

Beginning at northeast corner of said Section 6, as monumented by a 5/8" iron rod, capped ("C.R. HARKNESS PLS 6885"), found 6.52 feet east and 3.17 feet south of the corner;

Thence along the north line of said Section 6, N 85°55'30" W, 319.00 feet to a found and used 5/8" iron rod, bent, and replaced by a set 5/8" x 30" capped iron rod ("LANDMARK SURVEYING"), said corner being the northwest corner of Lot 18 conveyed to Mark Hoffer and Denise Kern (Vol. 2664, Pg. 950), and the True Point of Beginning at the northeast corner of the parcel herein described;

Thence along the west line of said Hoffer and Kern parcel, S 4°11'10" W, passing a 5/8" iron rod, capped ("C.R. HARKNESS PLS 6885") found 0.03 feet east of the line at 85.89 feet, passing into the west line of a parcel conveyed to Lori A. Lacey (Vol. 3137, Pg. 608), a total distance of 295.68 feet to a set 5/8" x 30" capped iron rod ("LANDMARK SURVEYING") at the southeast corner along the north right of way line of Sunrise Avenue (40' R/W), also being the southwest corner said Lacey parcel;

Thence along said north right of way line, N 85°57'02" W, 100.28 feet to a found and used 5/8" iron rod, capped ("BOWMAN PS 7135") at the southwest corner, also being at the southeast corner of a parcel conveyed to Shawn Rudolph Wilkes (Vol. 3111, Pg. 205);

Thence leaving said right of way line and along the east line of said Wilkes parcel, N 4°11'12" E, 295.74 feet to a 5/8" iron rod, capped ("BOWMAN PS 7135") at the northwest corner, also being the northeast corner of said Wilkes parcel and along the south line of a parcel conveyed to Zanesville Metropolitan Housing, Inc. (Vol. 881, Pg. 92);

Thence along the south line of said Zanesville Metropolitan Housing, Inc. parcel, S 85°55'00" E, 100.28 feet to the True Point of Beginning, containing a total area of 29,653.82 square feet, or 0.6808 acres and subject to all legal highways, easements, reservations or restrictions of record, if any.