



**Sands Retail Enterprises, Ltd.**  
**OR 3139-210**  
**Part of: 81-64-01-21-000**  
**+/- 0.017Acres**

Situated in the State of Ohio, County of Muskingum, Town of (now City) Zanesville, part of Lots 16, 15 & 14 in Square 15, being part of the lands now owned by the Sands Retail Enterprises, Ltd., as recorded in OR 3139-210 of the Muskingum County Recorder's Office and more fully described as follows.

Beginning for reference at the southwest corner of Lot 16;  
thence with the south line of said lot, being the north line of Main Street (66'), S 87°16'58" E a distance of 29.04 feet to a pk nail set, the principal place of beginning;  
thence leaving the north line of said Main Street and going through said Sands Retail Enterprises, Ltd.'s lands, N 02°45'24" E a distance of 201.75 feet to a pk nail set on the south line of the lands now owned by County of Muskingum (DR 1152-718);  
thence with the south line of said County of Muskingum's lands, S 87°16'58" E a distance of 3.71 feet to a point on the west line of the lands now owned by Downtown Exchange, LLC (DR 3065-452);  
thence with the common line of said Sands Retail Enterprises, Ltd., and said Downtown Exchange, LLC's lands the following two (2) courses:  
1. S 02°41'08" W a distance of 103.38 feet to a point;  
2. S 02°57'13" W a distance of 98.37 feet to a point on the north line of said Main Street;  
thence with the north line of said Main Street, N 87°16'58" W a distance of 3.50 feet to the principal place of beginning, containing 0.017 acres more or less, subject to all legal highways and easements of record.

Not to be used as a separate building site or transferred as an independent parcel in the future without a planning commission approval in accordance with applicable subdivision regulations.

All bearings described herein are based on the Ohio State Plane Grid Coordinates, NAD83, Ohio South 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 0.017 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on January 28<sup>th</sup>, 2025.



DESCRIPTION  
APPROVED  
By: PS 8517/hois

1/28/25  
Date

APPROVED BY CITY  
PLANNING COMMISSION  
ZANESVILLE, OHIO  
3-25-25