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Team Capital, LLC
OR 3136-717 & OR 3160-707
+/-0.330 Ac.
All of: 82-34-04-01-000

Situated in the State of Ohio, County of Muskingum, City of Zanesville and being part of Outlot 4 of Brighton (PB 2, Pg. 105) and being all of the lands now owned by Team Capital, LLC as recorded in OR 3136-717 & OR 3160-707 of the Muskingum County Recorder's Office and more particularly described as follows.

Beginning at an iron pin set at the intersection of the south line of Ohio Street (60') and the west line of Luck Avenue (60.77'), thence going with the said west line, S 03°15'06" W a distance of 147.50 feet to a gin pin set where the said west line intersects the north line of an alley (12.5');

thence with the north line of said alley, N 87°06'26" W a distance of 97.50 feet to an axle found at the southeast corner of the lands now owned by Tara Forker (OR 2449-655), passing an iron pin set at 45.00 feet;

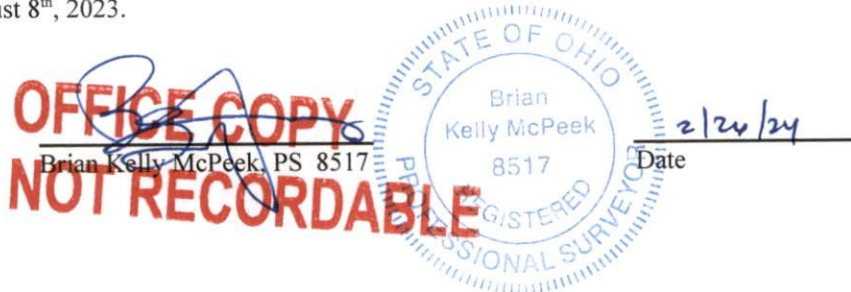
thence with the east line of said Forker's lands, N 03°15'06" E a distance of 147.50 feet to a pk nail found on the south line of said Ohio Street, passing a pipe found (1") at 4.55 feet;

thence with the south line of said Ohio Street, S 87°06'26" E a distance of 97.50 feet to the principal place of beginning, passing an iron pin set at 45.00 feet and an pipe found (1") at 95.78 feet, containing 0.330 acres more or less, subject to all legal highways and easements of record.

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 0.330 acre parcel is based on a field survey made by McPeek Land Surveying on August 8th, 2023.



DESCRIPTION

APPROVED

By: A.L. Swinehart

2-28-2024 DAB