

82-39-02-02-000

EXHIBIT A

LEGAL DESCRIPTION
PARCEL 82-39-02-02-000

Situate in the State of Ohio, County of Muskingum, and in the Town of Springfield and the Old 7th Ward of the City of Zanesville, and bounded and described as follows:

Being part of Lot 34 of Perry's 1st Subdivision, now or formerly conveyed to Lori Wilson, by a deed recorded in Official Record 2136, Page 688 of the records of the Muskingum County Recorder's Office, more fully described as follows:

Commencing at an axle found on the southeast corner of Lot 33 of Perry's 1st Subdivision, as recorded in Plat Book 2 Page 20 of the records of the Muskingum County Recorder's Office, said corner also being the northeast corner of Lot 3 of Guy's Subdivision, as recorded in Plat Book 7 Page 8 of the records of the Muskingum County Recorder's Office, said corner also being on the westerly line of Pine Street;

Thence North 86°35'18" West along the southerly line of Perry's 1st Subdivision, said line also being the northerly line of Guy's Subdivision, a distance of 159.38 feet to a Capped Rebar Set on the southeasterly corner of the subject parcel, on the northerly line of a parcel of land now or formerly conveyed to Roger & Christine Carper, by a deed recorded in Official Record 1795, Page 78 of the records of the Muskingum County Recorder's Office, on the southwesterly corner of a 19 ft wide alley, the POINT OF BEGINNING of the parcel herein described;

Thence the following 4 courses along the subject parcel:

1. Along the northerly lines of 3 parcels of land now or formerly conveyed to Roger & Christine Carper, by deeds recorded in Official Record 1795, Page 78, and Deed Volume 1050 Page 520 of the records of the Muskingum County Recorder's Office, North 86°35'18" West, a distance of 85.94 feet to a 5/8 inch diameter rebar found bent;
2. Along the easterly line of land now or formerly conveyed to Sally A. Tompkins, by a deed recorded in Official Record 2988, Page 709 of the records of the Muskingum County Recorder's Office, North 03°03'10" East, a distance of 38.41 feet to a 5/8 inch diameter rebar found capped "RLS 5410";
3. Along the southerly right of way of Nancy Avenue (Formerly Virginia Ave) South 86°57'44" East, a distance of 85.94 feet to a 5/8 inch diameter rebar found capped "RLS 5410";
4. Along the westerly line of an 19 foot wide alley South 03°03'10" West, a distance of 38.97 feet, returning to the POINT OF BEGINNING.

The above described area is contained all within the Muskingum County Auditor's Parcel Number 82-39-02-02-000, and contains 0.076 acres (3,325 square feet) of land.

Capped Rebar Set in the above description are 5/8 inch x 30 inch long rebar set with pink plastic caps stamped "UTI BOUNDARY MONUMENT".

The basis of bearing in this description is based on the Ohio State Plane Coordinates, South Zone, NAD83, with distances expressed in US Survey Feet, Grid.

The description was prepared in June 2021 by James E. Deitrick, P.S. No. 8664, and is based on a field survey performed by James E. Deitrick, P.S. No. 8664 in June 2021.



DESCRIPTION

APPROVED

By: James E. Deitrick 6/10/21