

Survey Spilt of Kart Warz LLC Lands, South of West Main Street, Tract 3

Situated in the State of Ohio, County of Muskingum, City of Zanesville, and being all of Lots 105, 106, and part of Lot 104, and part of Vacated Albion Alley, of Charles C. Russell's Subdivision, as per Plat Book 2, Page 1, and being part of lands presently owned by Kart Warz LLC, as per Official Record 3058, Page 60, and being more particularly described as follows:

Beginning for reference and the principal place of beginning at an iron pin found at the Northeast corner of Lot 106, of Charles C. Russell's Subdivision, (Pl. Bk. 2, Pg.1);

Thence along the the east line of lands presently owned by Hicks Auto, LLC, (OR 3067-463), and the east line of Lot 106, South 39 degrees 11 minutes 26 seconds West, 139.94 feet to a point in the centerline of vacated Albion Alley, from which an iron pin found bears South 39 degrees 05 minutes 52 seconds West, 8.25 feet;

Thence along the centerline of said alley, North 51 degrees 59 minutes 03 seconds West, 187.77 feet to a point on the southeast corner of lands presently owned by Michele Bryan Wilson, and George E. Bryan, (DR 974-108), from which an iron pin found bears South 82 degrees 32 minutes 20 seconds East, 0.29 feet;

Thence along the east line of said Wilson, and Bryan lands, and lands presently owned by Phillip S. Davis, (OR 2668-877), North 39 degrees 10 minutes 40 seconds East, 140.21 feet to an iron pin found, on the south line of West Main Street,(R\W 60'), passing an iron pin found at 39.22 feet, and perpendicular to the line, and offline to the east, 0.66 feet;

Thence along the south line of West Main Street, South 51 degrees 54 minutes 08 seconds East, 187.80 feet to the principal place of beginning, containing 0.61 acres, more or less, and being part of Auditor's Parcel Number, 83-26-02-09-000 +/- 0.61 Acres.

Subject to all legal recorded easements and right of ways.

Iron pins set are 5\8 inch rebars , 30 inches long, with plastic identification caps.

Bearings are based on the Ohio State Plane Coordinate System, NAD 83(2011), South Zone, Grid North, as per GPS observations.

This description is written based on a field survey completed December 23, 2021, by Jack D. Newcome, Reg. No. 7321.

OFFICE COPY
Jack D. Newcome
NOT RECORDABLE

DESCRIPTION

APPROVED

By: *AK 5/6/22*



4-25-22
Date

APPROVED BY CITY PLANNING COMMISSION,
ZANESVILLE, OHIO;
NO PLAT REQUIRED
[Signature]