

JIYA Holdings, LLC
OR 2609-852
Combination of Parcels One, Two and Three

Situated in the State of Ohio, County of Muskingum, City of Zanesville, bounded and described as follows:

Being a part of Lots 1, 2, 3 and 4 of George H.C. Taylor's North End Subdivision as the same is designated and delineated on Muskingum County Plat Book 2, Page 32, and being a combination of Parcels One, Two and Three of lands now owned by JIYA Holdings, LLC, as the same is described in Muskingum County Official Record 2609, Page 852, and being more particularly described as follows;

Beginning at a ½ inch rebar found on the Northwest corner of said Lot 3;

thence along the east line of Linden Avenue and the west line of said Lot 4, North 28 degrees 15 minutes 02 seconds East 48.00 feet to a 5/8 inch rebar found on the southwest corner of lands now owned by Peter J. Rapol (OR 1527-557);

thence along the south line of said Rapol's land, South 61 degrees 48 minutes 58 seconds East 220.00 feet to an axle found on Rapol's southeast corner;

thence along said east line of said Lot 4 and the west line of a 16.5 foot alley, South 28 degrees 15 minutes 02 seconds West 48.00 feet to the northeast corner of lands now owned by Mark D. and Tanya L. Blatt (DR 1135-35);

thence along the lands of said Blatt the following three courses:

- 1) North 61 degrees 48 minutes 58 seconds West 95.00 feet;
- 2) South 28 degrees 15 minutes 02 seconds West 143.94 feet to a 5/8 inch rebar found;
- 3) South 61 degrees 48 minutes 58 seconds East 95.00 feet to an iron pipe found on the east line of said Lot 2 and the west line of said 16.5 foot alley;

thence along the east line of said Lots 1 and 2, and the west line of said alley, South 28 degrees 15 minutes 02 seconds West 108.00 feet to an iron pin set;

thence through said Lot 1 and along the north line of lands now owned by Daves Grillin & Chillin Real Estate, LLC (OR 2405-238) and JIYA Holdings, LLC (OR 2609-852, Parcel Four), North 61 degrees 48 minutes 58 seconds West 220.00 feet to a 5/8 inch rebar found on the west line of said Lot 1 and the east line of Linden Avenue;

thence along the west lines of said Lots 1 and 2 and the east line of Linden Avenue, North 28 degrees 15 minutes 02 seconds East 108.00 feet to a 1 inch pipe found;

thence along the west line of said Lot 2 and the east line of Linden Avenue, North 28 degrees 15 minutes 02 seconds East 143.94 feet, to the place of beginning, containing 1.200 acres, more or less, subject to all easements and right of ways, written or implied.

Iron pins set are 5/8 inch diameter by 30 inch long rebar with plastic identification caps.

Bearings are based on the Ohio State Plane Coordinate System, NAD83, South Zone, Grid South, as per GPS observations made on May 14, 2018.

This description is written based on a survey completed December 4, 2018 by Timothy H. Linn, PS, Reg. No. 7113.

OFFICE COPY

NOT RECORDABLE

Timothy H. Linn, PS
Reg. No. 7113

Date 12/6/18

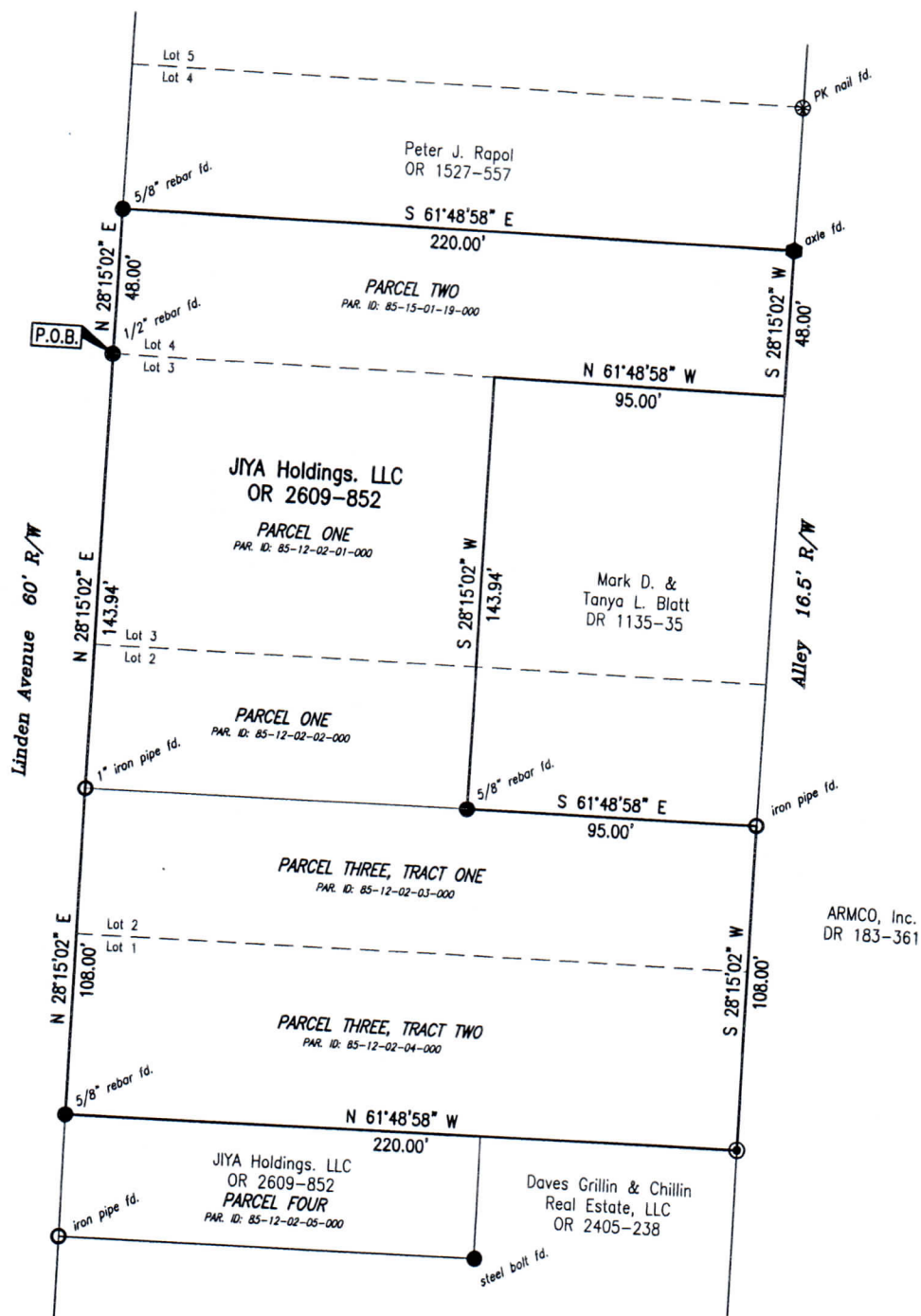
STATE OF OHIO

TIMOTHY
H. LINN
7113

REGISTERED
PROFESSIONAL SURVEYOR

Parcel No. (To be combined.)	
All of: 85-12-02-01-000	± 0.275 ac.
All of: 85-12-02-02-000	± 0.138 ac.
All of: 85-12-02-03-000	± 0.242 ac.
All of: 85-12-02-04-000	± 0.303 ac.
All of: 85-15-01-19-000	± 0.242 ac.
Total	± 1.200 ac.

DESCRIPTION
APPROVED
By: [Signature] 12/10/18



SITUATED IN

State of Ohio, County of Muskingum,
City of Zanesville, being part of Lots 1,
2, 3, and 4 of George. H. C. Taylor's
North End Subdivision, as designated
and delineated in Muskingum County Plat
Book 2, Page 32.

PARCEL NO.

All of:	85-12-02-01-000	± 0.275 ac.
All of:	85-12-02-02-000	± 0.138 ac.
All of:	85-12-02-03-000	± 0.242 ac.
All of:	85-12-02-04-000	± 0.303 ac.
All of:	85-15-01-19-000	± 0.242 ac.
Total:		± 1.200 ac.

BASIS OF BEARING

Bearings are based on the Ohio State
Plane Coordinate System, NAD83, South
Zone, Grid South, as per GPS
observations made 05/14/18.

REFERENCES

As shown on Plat.

LEGEND

- Iron Pin Set, 5/8" rebar
- ⊗ PK Nail Found
- Iron Pin Found, 5/8" rebar
- Iron Pipe Found
- Axle Found
- P.O.B. Place of Beginning

DESCRIPTION
APPROVED

By: *[Signature]* 12/10/2018

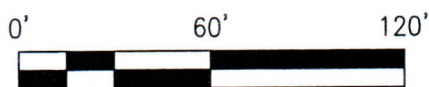


TIMOTHY H. LINN, PS
REG. SURVEYOR NO. 7113

OFFICE COPY
NOT RECORDABLE

DATE 12/6/18

Project No.: JIYA-1823



Linn Engineering, Inc. 740-452-7434
Civil Engineering Consultants
P.O. Box 2086 Zanesville, Ohio 43702-2086

1648 LINDEN AVE

Situated in the State of Ohio, County of Muskingum, City of Zanesville, Part of Geo. H. C. Taylor's North End Subdivision as recorded in Plat Book 2, Page 32 of Muskingum County Records, and being a part of Lots 2 and 3 of the said Taylor's subdivision, and being further described as follows:
Beginning at the northeast corner of said Lot #3 of said Taylor's subdivision,
thence, South 25° 20' West 144.04 feet along the east line of said Lot #3 and the north half of Lot #2 to a point,
thence, North 64° 40' West, 95.00 feet along the middle of said Lot #2 to a point referenced by an iron pin (set),
thence, North 25° 20' East, 144.04 feet across said Lots 2 and 3 to a point on the northerly line of Lot 3, referenced by a 5/8" iron pin (set),
thence, South 64° 40' East 95.00 feet along the north line of said Lot 3 to the point of beginning,

Containing a total of 0.314 acres more or less.
being 0.209 acres in Lot #3
and 0.105 acres in Lot #2

Also being conveyed is a 16 foot wide easement for ingress and egress. Said easement extends from the east right-of-way line of Linden Ave. to the west line of the above described parcel. The said easement being a part of Lot #3 of said Taylor's subdivision and being parallel with and adjacent to the north line of said Lot #3.

Subject to all easements of record.

Prior deed reference Vol. ¹⁰²⁴~~626~~, Page ⁴²⁷~~237~~

Auditor's Parcel Numbers
Lot #3 80-85-12-02-01
Lot #2 80-85-12-02-02

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY d L Gamble
10-20-89

Subscribed and Description by

William H. DeWard
William H. DeWard
Registered Surveyor #5437
Oct. 26, 1989

W & D Pyle
823 - 254

- X 1/2" Iron Rod (Found)
- 1" Iron Pipe (Found)
- 5/8" Iron re-bar (Set)

NORTH

0 30 60 90
Scale 1" = 30'

Basis of Bearing
East Side Linden Ave.
N 25° 20' E
See Plat Book 2, Page 32.

LINDEN AVE.
66' WIDE

N 25° 20' E

LOT 4
LOT 3
125'
16' Easement

LOT 3
LOT 2

N 25° 20' E
144.04'

Part Parcel N°
80-85-12-02-01

0.209 Ac±
Total 0.314 Ac±

0.105 Ac±

Part Parcel N°
80-85-12-02-02

95.00'
N 64° 40' W

F. Keeper
661 - 13

GEO. H. C. TAYLOR'S
NORTH END SUBDIVISION
Plat Book 2, Page 32

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J L Tramble
10-30-89

SITUATED IN
State of Ohio
County of Muskingum
City of Zanesville
Fifth Ward.

SURVEY AND PLAT
WILLIAM W. WATKINS
REGISTERED SURVEYOR #5437
Oct. 26, 1989

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