

**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.

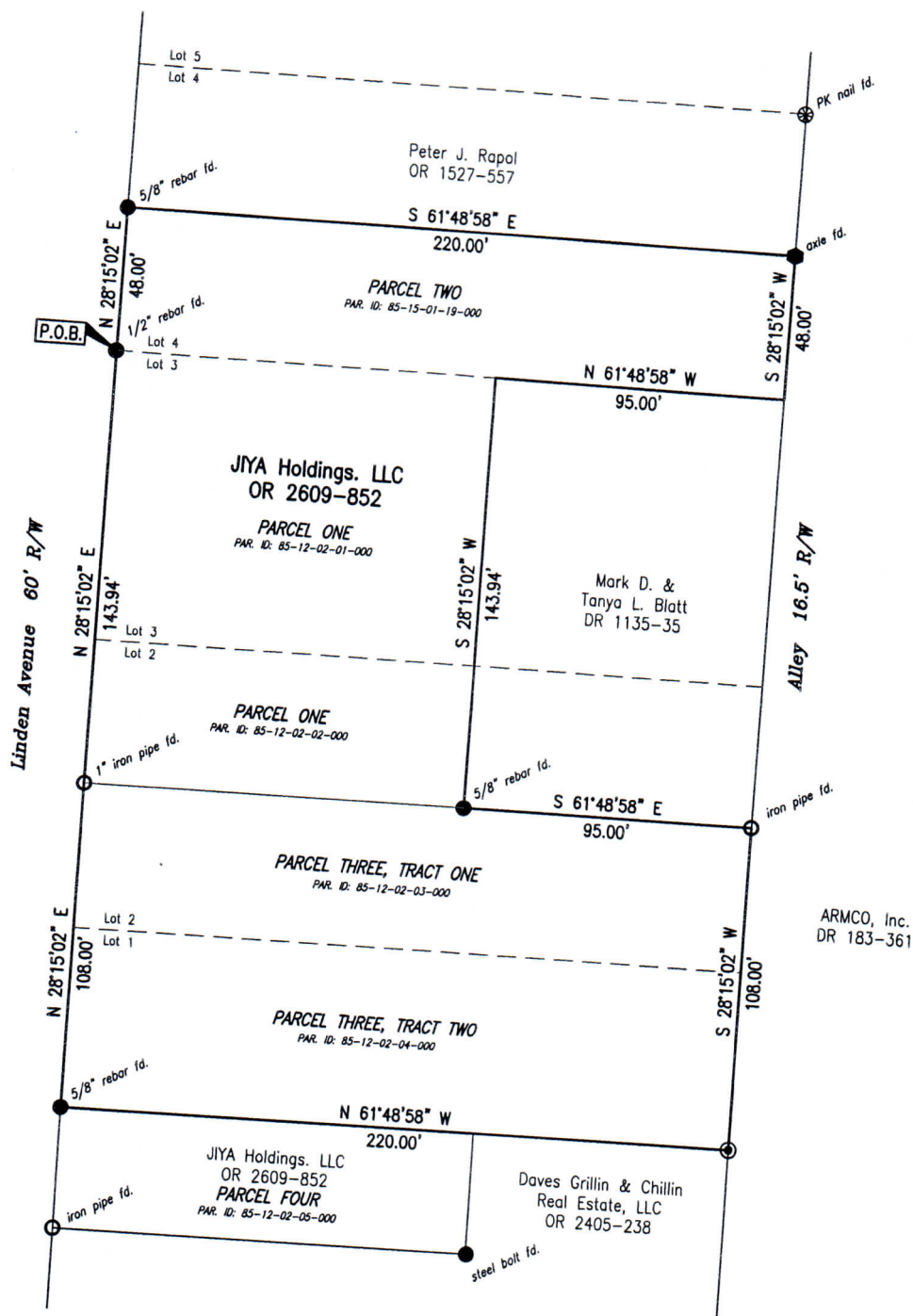
**OFFICE COPY**  
**NOT RECORDABLE**  
Timothy H. Linn, PS  
Reg. No. 7113



**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.
<u>All of: 85-15-01-19-000</u>	<u>± 0.242 ac.</u>
Total	± 1.200 ac.

DESCRIPTION  
APPROVED  
By: TL 12/10/2018



#### 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

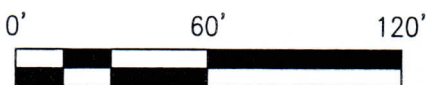


**OFFICE COPY**  
**NOT RECORDABLE**

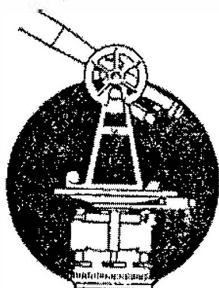
TIMOTHY H. LINN, PS  
REG. SURVEYOR NO. 7113

DATE 2/6/18

Project No.: JIYA-1823



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



# L. Peter Dinan & Associates

27 South Sixth Street

P. O. Box 55, Zanesville, Ohio 43701

SURVEYING & MAPPING

## Description For Conveyance Tom Leeper

Situated in the State of Ohio, County of Muskingum, City of Zanesville.

Being a part of Geo. H. C. Taylor's North End Subdivision as recorded in Plat Book 2, Page 32 bounded and described as follows:

### PARCEL ONE:

Beginning at the southwest corner of Lot 2 in said Geo. H. C. Taylor's North End Subdivision; thence along the west line of said Lot 2 and the east line of Linden Avenue north 25 degrees 20 minutes east 48 feet to an iron pin; thence south 64 degrees 40 minutes east 220 feet to an iron pin on the east line of said Lot 2; thence along said line south 25 degrees 20 minutes west 48 feet to the southeast corner of said Lot 2; thence along the south line of said Lot 2 north 64 degrees 40 minutes west 220 feet to the place of beginning.

All of Parcel #80-85-12-02-03-000 11636 LINDEN AVE

### PARCEL TWO:

Beginning at the northwest corner of Lot 1 in said Geo. H. C. Taylor's North End Subdivision; thence along the north line of said Lot 1 south 64 degrees 40 minutes ~~east~~ 220 feet to the northeast corner of said Lot 1; thence along the east line of said Lot 1 south 25 degrees 20 minutes west 60 feet to an iron pin; thence north 64 degrees 40 minutes west 220 feet to an iron pin; thence north 25 degrees 20 minutes east 60 feet to the place of beginning.

All of Parcel #80-85-12-02-04-000 11630 LINDEN AVE

This description written from a survey made by L. Peter Dinan, Registered Surveyor #5451, October 14, 1992.

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

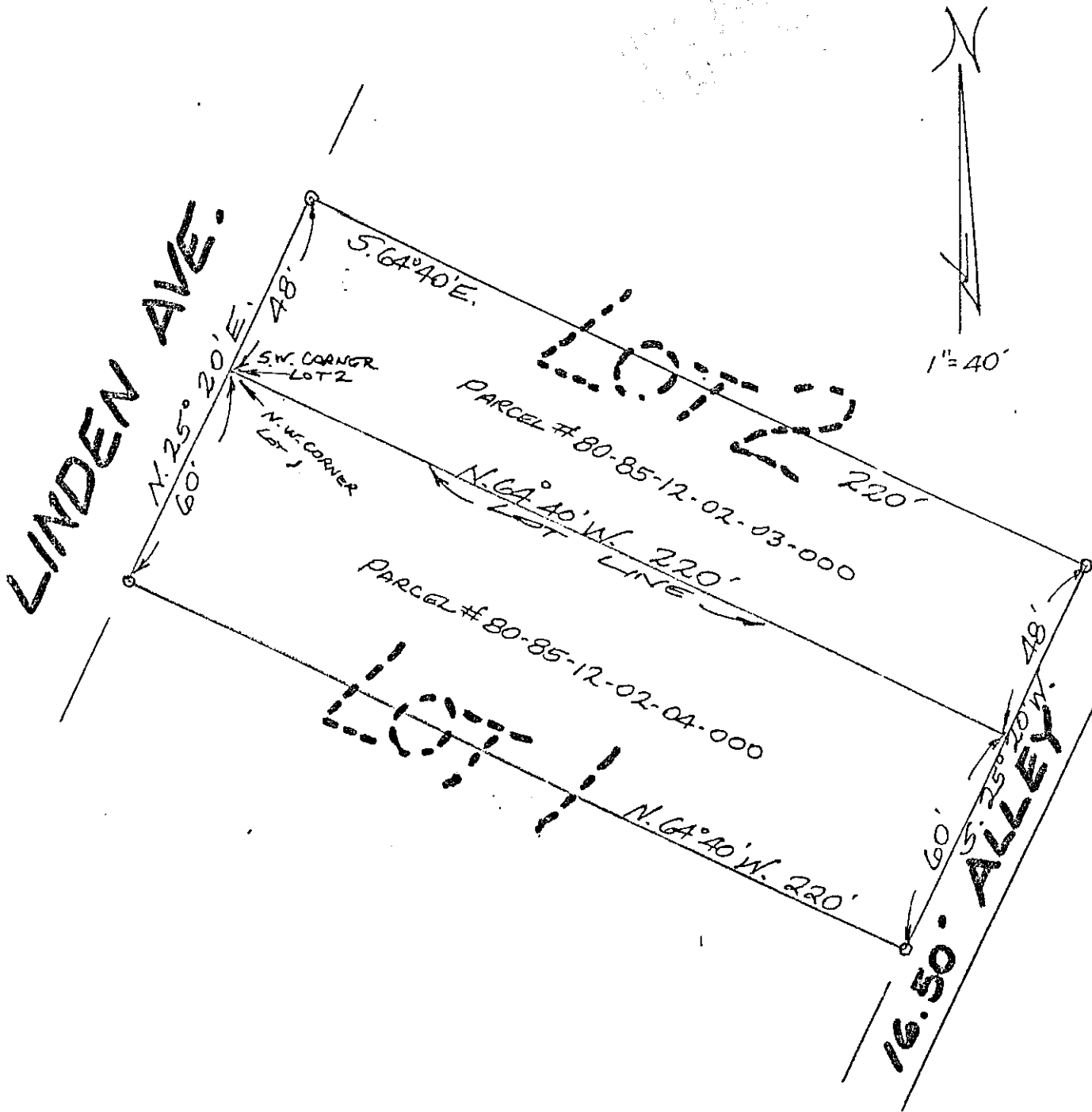
*L. P. Dinan*  
10-20-92

OFFICE COPY  
NOT RECORDABLE





L. PETER DINAN & ASSOCIATES  
27 SOUTH SIXTH STREET  
ZANESVILLE, OHIO



OFFICE COPY  
NOT RECORDABLE

PART OF LOTS 1 & 2  
GEO. H. C. TAYLOR'S  
NORTH END SUBDIVISION  
CITY OF ZANESVILLE  
MUSKINGUM CO. OHIO

OCT. 14, 1992

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

W. J. L. Nangle  
10-20-92