

86-17-01-03-001

DESCRIPTION OF A 0.811 ACRE TRACT
BETHESDA HOSPITAL ASSOCIATION

Situate in the State of Ohio, County of Muskingum, City of Zanesville, Quarter Township 4, Township 1, Range 8, United States Military District, and being part of Lots 231, 232, 233, and 234 of Avalon Heights as recorded in Plat Book 4, Page 58, and also being part of a 14.36 (by Auditor) and a 14.32 (by Auditor) tract of land conveyed to Bethesda Hospital Association as recorded in Volume 483, Page 369 and Volume 516, Page 902 (all references to deeds, microfiche, plats, surveys, etc. refer to the Muskingum County Recorder's Office or Engineer's Office) and being more particularly described as follows:

BEGINNING at a mag nail set at the northeast corner of Doctors Park Condominium No. Seven as recorded in Plat Book 16, Page 52;

Thence across said Bethesda land, **North 65°08'48" East**, for a distance of **7.32 feet** to a building face;

Thence along said building for the following six (6) courses:

- 1) **North 24°51'12" West**, for a distance of **9.72 feet** to the northwest building corner;
- 2) **North 65°08'48" East**, for a distance of **153.29 feet** to a building corner;
- 3) **North 24°51'12" West**, for a distance of **12.24 feet** to a building corner;
- 4) **North 65°08'48" East**, for a distance of **27.62 feet** to the northeast building corner;
- 5) **South 24°51'12" East**, for a distance of **98.67 feet** to a building corner;
- 6) **North 65°08'48" East**, for a distance of **1.89 feet** to the northwest corner of Bethesda Physician's Pavilion Condominiums as recorded in Plat Book 19, Page 5;

Thence along the west lines of said Bethesda Physician's Pavilions Condominiums for the following nine (9) courses:

- 1) **South 24°51'12" East**, for a distance of **2.46 feet** to a corner thereof;
- 2) **South 65°08'48" West**, for a distance of **0.83 feet** to a corner thereof;
- 3) **South 24°51'12" East**, for a distance of **23.17 feet** to a corner thereof;
- 4) **North 65°08'48" East**, for a distance of **3.74 feet** to a corner thereof;
- 5) **South 24°51'12" East**, for a distance of **8.74 feet** to a corner thereof;
- 6) **South 65°08'48" West**, for a distance of **3.74 feet** to a corner thereof;
- 7) **South 24°51'12" East**, for a distance of **62.14 feet** to a corner thereof;
- 8) **North 65°08'48" East**, for a distance of **0.83 feet** to a corner thereof;
- 9) **South 24°51'12" East**, for a distance of **3.08 feet** to the southeast building corner;

Thence continuing along said building and across said Lots 234, 233, 232, and 231 for the following three (3) courses:

- 1) **South 65°08'48" West**, for a distance of **28.82 feet** to a building corner;
- 2) **North 24°51'12" West**, for a distance of **1.65 feet** to a building corner;
- 3) **South 65°08'48" West**, for a distance of **163.25 feet** to a mag nail set on the northeast line of said Doctors Park Condominium No. Seven;

Thence along said east line, **North 24°12'45" West**, for a distance of **174.66 feet** to the **POINT OF BEGINNING**;

Containing a total of 0.811 acres, more or less.

Together with and subject to covenants, easements, and restrictions of record.

AREA SUMMARY:

0.398 acre part of Tax Parcel 86-17-01-03-000
0.343 acre part of Tax Parcel 86-17-01-04-000
0.001 acre part of Tax Parcel 86-18-01-09-000
0.016 acre part of Tax Parcel 86-18-01-10-000
0.035 acre part of Tax Parcel 86-18-01-12-000
0.018 acre part of Tax Parcel 86-18-01-13-000

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

Not signed 1-29-2020

Bearings are based on the Ohio State Plane Coordinate System, South Zone, (NAD83) by GPS observations, referenced to the ODOT VRS network.

SANDS-DECKER

**OFFICE COPY
NOT RECORDABLE**

Steven W. Newell
Ohio Registered
Surveyor No. 7212

11/25/19
Date



DESCRIPTION

APPROVED

By: *12/16/2019*