

J & J Surveying Services, Inc.

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March 6, 2023

Description of 0.979 acres (South parcel), City of Zanesville, Muskingum County, Ohio

SITUATED in the State of Ohio, County of Muskingum, City of Zanesville, being a part of Quarter Township 4, Township 4, Range 8, U.S. Military Lands, and being a part of Lot 1 (Parcel I), a part of Lot 3 (Parcel II), and a part of Lot 7 (Parcel III) of Fairway Village, Plat Book (P.B.) 7, pg. 57, all conveyed to Jakes Corner Maple Avenue LLC in Official Record (O.R.) 3098, pg. 744 and in O.R. 3098, pg. 747, and part of Lot 2 of the said Fairway Village, conveyed to Jakes Corner Maple Avenue LLC in O.R. 3098, pg. 752, Muskingum County Recorder's Office;

All records referred to are those of record in the Muskingum County Recorder's Office, unless otherwise noted;

BEGINNING at the southwest corner of the said Lot 7 and the southeast corner of Lot 9 of the said Fairway Village, being a point in the north right of way line of Country Club Dr. (50' wide), referenced by a found PK nail (0.06' N, 0.00' E);

THENCE North 01 degrees 51 minutes 15 seconds East 164.00 feet, along the west line of the said Lot 7 and the east line of the said Lot 9, to a set iron pin;

THENCE South 88 degrees 06 minutes 28 seconds East 153.14 feet, crossing the said Lots 7 and 1, to a set iron pin;

THENCE North 64 degrees 00 minutes 42 seconds East 52.83 feet, crossing the said Lot 1, to a set iron pin in the west line of a 291 sq. ft. tract (Parcel No. 57-WD) conveyed to the City of Zanesville in Deed Book (D.B.) 543, pg. 387;

THENCE South 25 degrees 59 minutes 18 seconds East 197.51 feet, along the west line of the said 291 sq. ft. tract, along the west line of a 290 sq. ft. tract (Parcel No. 56-WD) conveyed to the City of Zanesville in D.B. 535, pg. 1012, and along the west line of a 227 sq. ft. tract (Parcel No. 55-WD) conveyed to the City of Zanesville in D.B. 543, pg. 389, crossing the said Lots 1, 2, and 3, to a set Mag nail, being the southwest corner of the said 227 sq. ft. tract and a point in the west line of a 177 sq. ft. tract conveyed to the City of Zanesville in D.B. 506, pg. 344;

THENCE South 33 degrees 07 minutes 37 seconds West 16.52 feet, along the west line of the said 177 sq. ft. tract and crossing the said Lot 3, to a set iron pin, being the southwest corner of the said 177 sq. ft. tract, and a point in the south line of the said Lot 3 and in the north right of way line of the said Country Club Dr.;

THENCE North 88 degrees 06 minutes 28 seconds West 283.53 feet, along the south line of the said Lot 3 and along the north right of way line of the said Country Club Dr., to the point of beginning, having an area of 42,649 square feet or 0.979 acres, of which 0.084 acres is out of the said Lot 1, 0.288 acres is out of the said Lot 2, 0.318 acres is out of the said Lot 3, and 0.289 acres is out of the said Lot 7, according to a survey by J&J Surveying Services, Inc. on 5/14/22, under the direct supervision of Raymond J. Wood, P.S. 7745;

The parcel described herein is part of Parcel No. 80-86-27-01-01-000 (Lot 1, 0.084 acres), all of Parcel No. 80-86-27-01-02-000 (Lot 2, 0.288 acres), all of Parcel No. 80-86-27-01-03-000 (Lot 3, 0.318 acres), and part of Parcel No. 80-86-27-01-04-000 (Lot 7, 0.289 acres);