

LEGAL DESCRIPTION
0.563 ACRES
KESCO INVESTMENTS

Situate in the State of Ohio, County of Muskingum, City of Zanesville, and being part of lot 5 of Brown's Garden Lots as recorded in Plat Book 4, Page 129 being a part of land conveyed to Kesco Investments by deed recorded in Vol. 1152, page 180 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Muskingum County Recorder's or Engineer's Office, unless noted otherwise), and being more particularly described as follows;

Tract I:

COMMENCING FOR REFERENCE at a mag nail set at the southwest corner of a tract of land conveyed to Fairway Lane Apartments, LTD in Book 1927, Page 268 and the southwest corner of Lot 6 of said Brown's Garden Lots, also being on the north right-of-way of Beverly Avenue (40 feet wide);

Thence along the south line of said Fairway Lane tract and said Lot 6, and the said north right-of-way of Beverly Avenue, **South 88°09'43" East**, for a distance of **162.70 feet** to an iron pin set at the southeast corner of said Fairway Lane and said Lot 6, said point being the **TRUE POINT OF BEGINNING**;

Thence leaving said south lines and north right-of-way of Beverly Avenue, and along the east lines of said Fairway Lane tract and a tract of land conveyed to Jeffrey D. Rice, Trustee in Book 1799, Page 811, and the west line of said Lot 5, **North 02°20'17" East**, for a distance of **263.11 feet** (passing a mag nail set on the south right-of-way of Military Road, formerly County Road, 40 feet wide, at 257.80 feet, also being the northeast corner of said Jeffrey D. Rice tract) to a mag nail set at the northwest corner of said Lot 5;

Thence leaving said east lines and along the north line of said Lot 5, **South 88°09'43" East**, for a distance of **94.50 feet** to a mag nail set;

Thence leaving said north line and across a tract of land conveyed to Kesco Investments (third parcel) in Volume 1152, Page 180 along a new dividing line, **South 02°54'48" West**, for a distance of **263.15 feet** (passing a mag nail set on said south right-of-way of Military Road at 5.33 feet) to a mag nail set on the south line of said Lot 5, and also being said north right-of-way of Beverly Avenue;

Thence along said south line and said north right-of-way of Beverly Avenue, **North 88°09'43" West**, for a distance of **91.86 feet** to the **TRUE POINT OF BEGINNING**;

Containing a total of 0.563 acres, more or less, a P.R.O (Present Road Occupied) of Military Road of 0.012 acres, leaving a net area of 0.551 acres.

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

Being a 0.563 acre part of Tax Parcel 86-28-01-17-000.

All iron pin sets are 3/4" inside diameter iron pipe being 30 inches in length with a 1" yellow plastic cap inscribed "Sands Decker."

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 by GPS observation.

This description is based upon actual field surveys performed May, 2018 by Sands Decker, CPS, LLC.

**OFFICE COPY
NOT RECORDABLE**

Steven W. Newell
Ohio Registered
Surveyor No. 7212

06/14/18
Date



DESCRIPTION
APPROVED

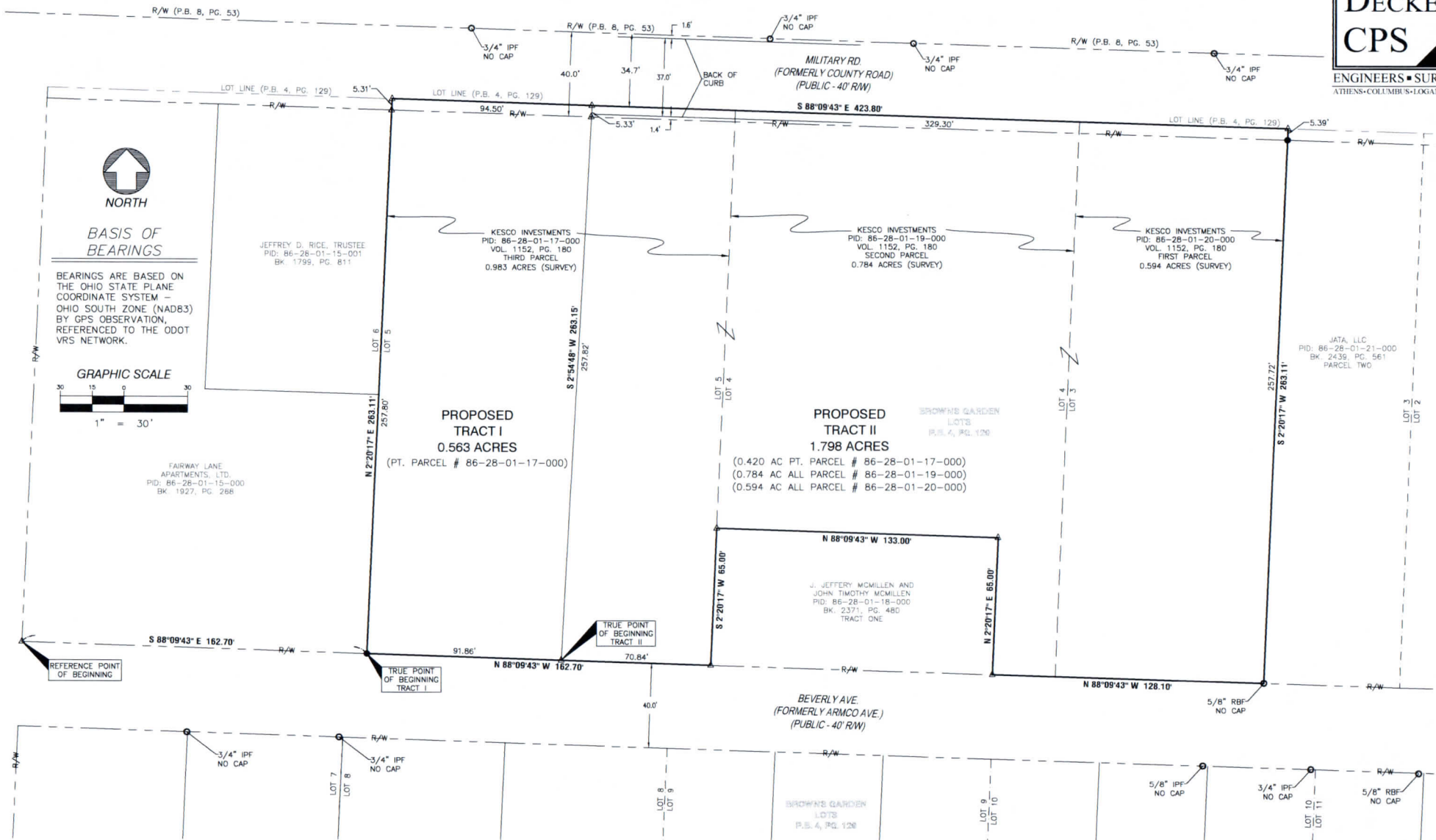
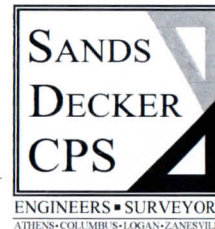
By: *[Signature]*

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

[Signature] 7-18-18

BOUNDARY SURVEY

STATE OF OHIO, COUNTY OF MUSKINGUM, CITY OF ZANESVILLE



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

George Kugan 7-16-18



Survey for Kesco Investments

Being a part of land located in the State of Ohio, County of Muskingum, City of Zanesville, part of Lot 5 of Brown's Garden Lots (Plat Book 4, Page 129), bounded and described as follows:

Beginning at an iron pin found at the southwest corner of Lot 5, also being on the north line of Beverly Ave. (formerly Armco Ave.)(40' wide);

thence along the west line of Lot 5 North 00 degrees 00 minutes 00 seconds East 257.95 feet to an iron pin found;

thence continuing North 00 degrees 00 minutes 00 seconds East 5.16 feet to the northwest corner of Lot 5;

thence along the north line of Lot 5 North 89 degrees 30 minutes 00 seconds East 90.00 feet to a point;

thence leaving the north line of Lot 5 South 00 degrees 00 minutes 00 seconds West 5.18 feet to a pk-nail set;

thence continuing South 00 degrees 00 minutes 00 seconds West 257.93 feet to an spike found on the south line of Lot 5, also being on the north line of Beverly Ave. (formerly Armco Ave.)(40' wide);

thence along the south line of Lot 5 and the north line of Beverly Ave. (formerly Armco Ave.)(40' wide) South 89 degrees 30 minutes 00 seconds West 90.00 feet to the principal place of beginning, containing 0.5436 acres, more or less.

Iron pins set are 5/8 inch rebar 30 inches long with identification caps (SWIERZ 8062). This legal description was prepared by Denis P. Swierz, based on a field survey made in September 2003.

Subject to all easements, right of ways, restrictions, reservations, etc.. of record and those that may be implied.

References: DR 1039-92

OR 1152-180

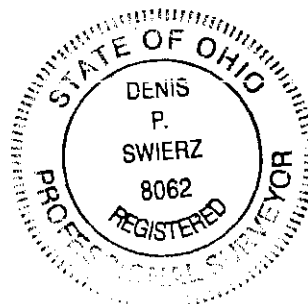
DR 1799-811

Parcel No.: 80-86-28-01-17-000 \pm 0.5436 acres

Denis P. Swierz
Reg. Surv. No. 8062

9/22/03
Date

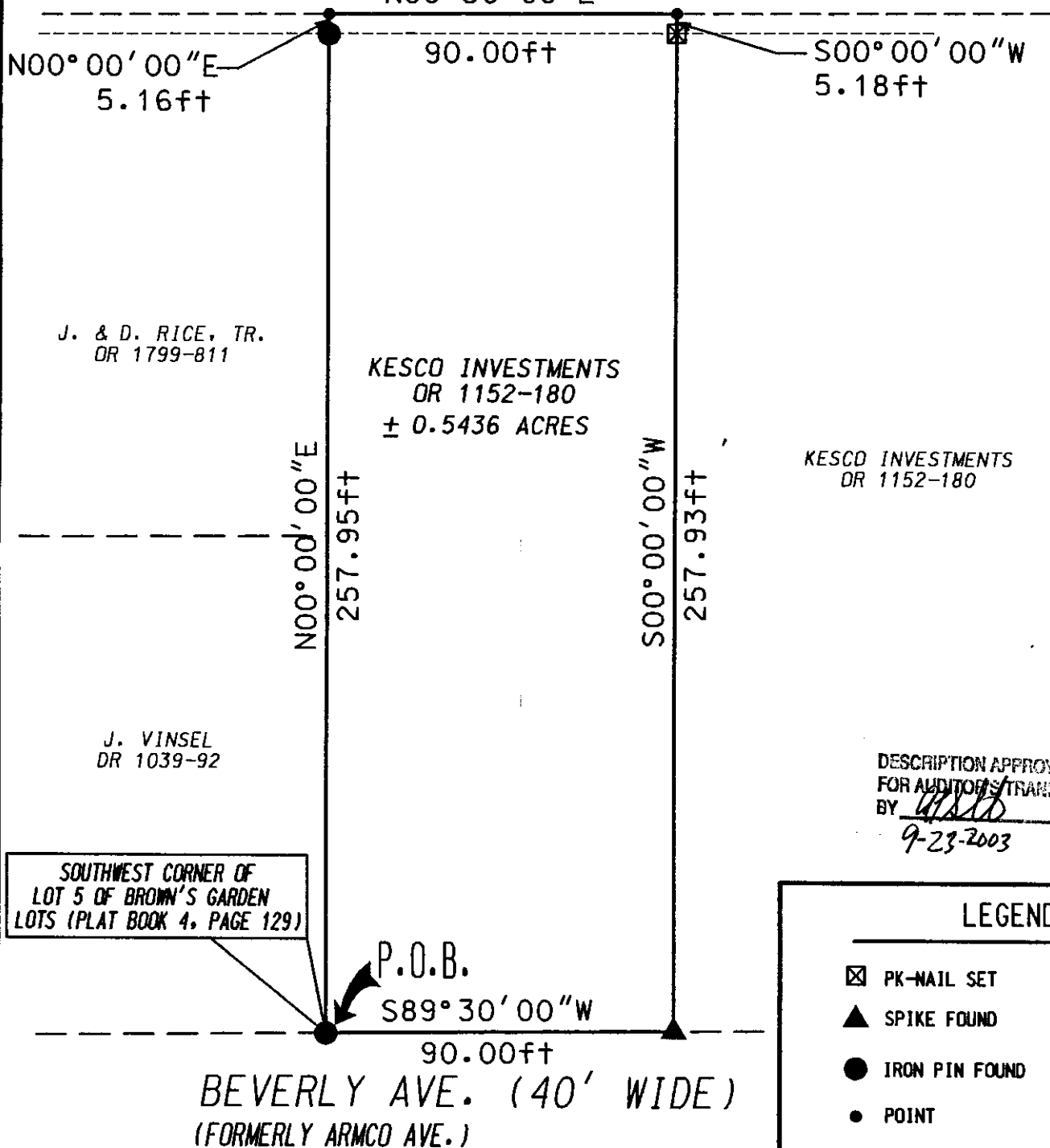
DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY 9/23/2003



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NOT RECORDABLE**

PLAT OF SURVEY FOR KESCO INVESTMENTS

STATE OF OHIO, MUSKINGUM COUNTY
CITY OF ZANESVILLE, PART OF LOT 5 OF
BROWN'S GARDEN LOTS
MILITARY ROAD (40' WIDE)
N89°30'00"E



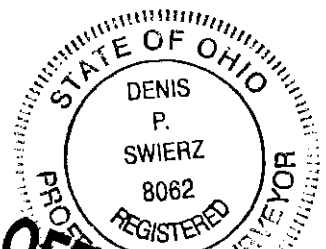
KESCO INVESTMENTS
OR 1152-180

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY WLS
9-23-2003

LEGEND

- ☒ PK-MAIL SET
- ▲ SPIKE FOUND
- IRON PIN FOUND
- POINT

I HERE BY CERTIFY THIS
PLAT TO BE CORRECT
AS SURVEYED SEPT. 20, 2003



**OFFICE COPY
NOT RECORDABLE**
DENIS P. SWIERZ
PS# 8062

DATE: SEPTEMBER 22, 2003

PART OF PARCEL NO. : 80-86-28-01-17-000

PERTINENT DOCUMENTS AND SURVEYS USED:

1. DEED REFERENCES SHOWN
2. TAX MAPS
3. SURVEY RECORDS FOUND IN THE MUSKINGUM COUNTY ENGINEERS OFFICE, ZANESVILLE, OHIO

BASIS OF BEARING:
BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN
AND ARE USED TO DENOTE ANGLES ONLY.

DENIS P. SWIERZ
909 TALLEY AVE.
ZANESVILLE, OHIO 43701
(740) 454-6853

KESCO INVESTMENTS
PLAT OF SURVEY

09/22/03