

86-30-01-76 RS



# AHLERS, MOE AND ASSOC., INC.

June 9, 1994  
94-1880.Leg

ENGINEERING AND SURVEYING  
360 WEST WATERLOO ST. P.O. BOX 2  
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## Description of 0.7823 Acres on Brandywine Boulevard in the 6th Ward, Zanesville, Ohio

Situate in the State of Ohio, County of Muskingum, City of Zanesville, in the 6th Ward, and being the remaining 0.7823 acres out of the Zane-Fed Services, Inc. tract of 2.1508 acres as recorded in Deed Book 891, Page 301, of the Muskingum County Recorder's Office, and being more particularly described as follows:

Commencing at an iron pipe at the northwesterly corner of the Walkenhorst and Taylor parcel (Brandywine Hospital for Pets) D.B. 856, Pg. 171, the northeasterly corner of the Brandywine LOCK-N-STOCK parcel, P.B. 15, Pg 141, said pipe being in the southerly R/W line of Brandywine Boulevard, 80' R/W, P.B. 15, Pg. 59;

THENCE, North 58 degrees 27 minutes 50 seconds West, leaving said pipe, and along the northerly line of said LOCK-N-STOCK and said R/W line, for a distance of 22.63' to a corner to LOCK-N-STOCK and the TRUE PLACE OF BEGINNING;

THENCE, North 58 degrees 27 minutes 50 seconds West, continuing along said R/W line, for a distance of 254.55' to a point at a corner to LOCK-N-STOCK;

THENCE, South 05 degrees 13 minutes 17 seconds West, leaving the aforementioned line, and along the northerly line of LOCK-N-STOCK for a distance of 197.55' to a point;

THENCE, along an arc of a curve to the left with a radius of 15.00', a central angle of 91 degrees 05 minutes 26 seconds, a chord which bears South 40 degrees 19 minutes 26 seconds East for a distance of 21.41' to a point;

THENCE, South 85 degrees 52 minutes 08 seconds East, continuing along said northerly line, for a distance of 179.38' to a point;

THENCE, along an arc of a curve to the left with a radius of 15.00', a central angle of 76 degrees 07 minutes 40 seconds, a chord which bears North 56 degrees 04 minutes 02 seconds East for a distance of 18.50' to a point;

THENCE, North 18 degrees 00 minutes 12 seconds East, continuing along said northerly line, for a distance of 86.77' to the PLACE OF BEGINNING.

CONTAINING 0.7823 acres of land.

Subject to any legal conditions, restrictions, covenants, easements or rights of way of record.

This description prepared by Ahlers, Moe & Assoc., Inc., in June, 1994, based on previous surveys and plats of this area. The basis of bearings in the centerline of Brandywind Boulevard being North 58 degrees 27 minutes 50 seconds West.

Larry B. Felts, P.S.#6814  
94-1880.

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NOT RECORDABLE**  
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DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER

BY *[Signature]*  
6-13-94